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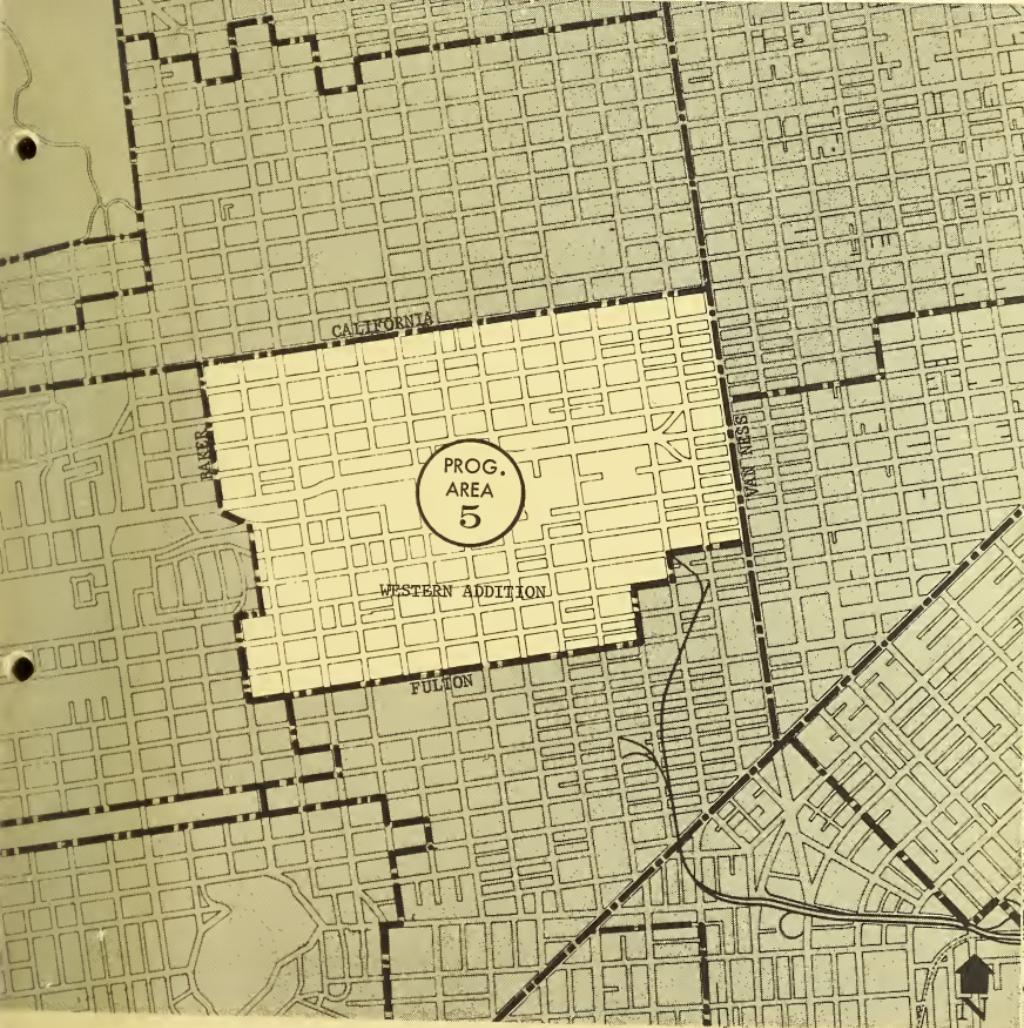
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PROGRAMMING AREA ANALYSIS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM
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CRP

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P R O G R A M M I N G
A R E A
A N A L Y S I S

A Special Study Undertaken as a Part of
the San Francisco Community Renewal Program

Arthur D. Little, Inc.
June 1965

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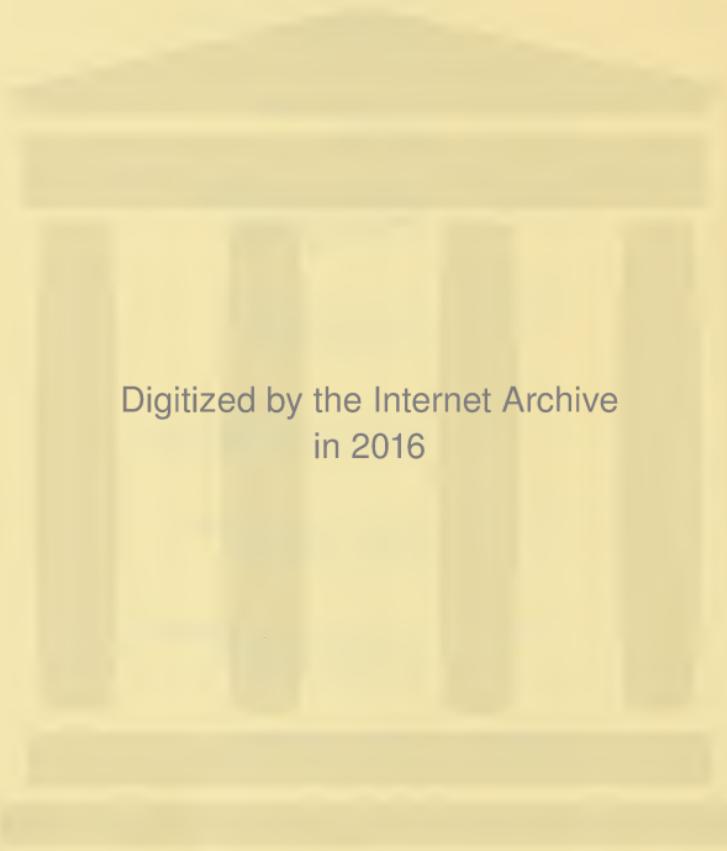
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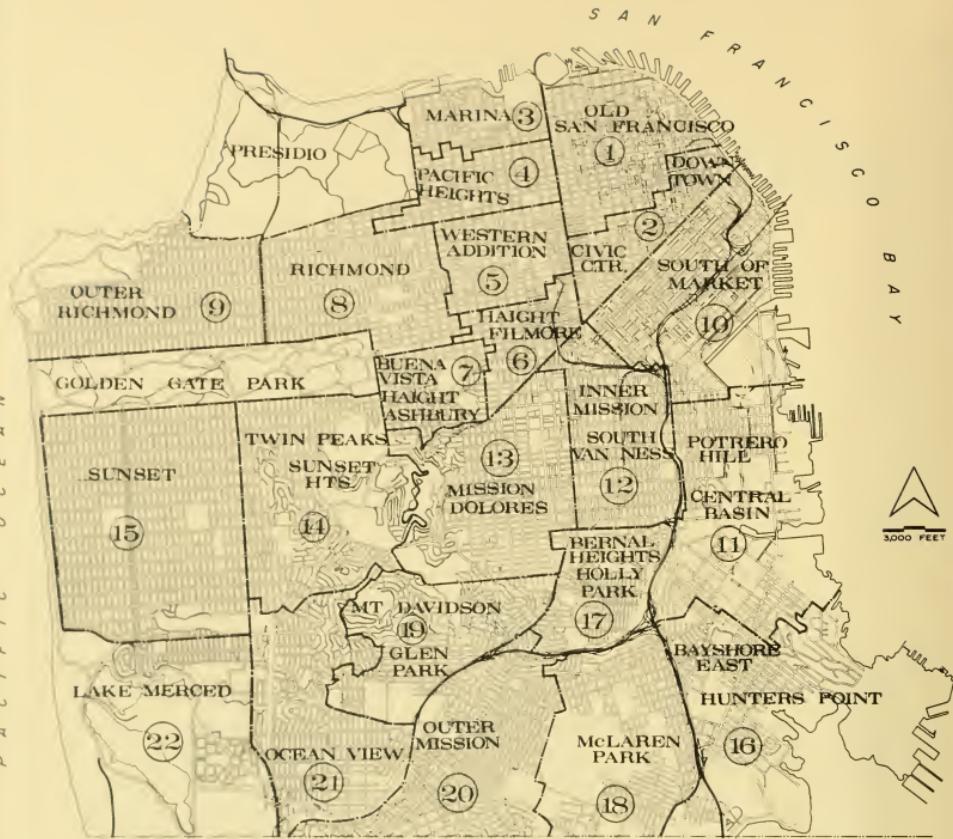
I N T R O D U C T I O N A N D
A R E A D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

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PROGRAMMING AREAS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

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It should be noted that these reports are supplements to the Community Renewal Program Final Report. This should be required reading for all who want to understand the area reports adequately. Many other CRP publications, especially the San Francisco Fact Book, also help to round out the knowledge and insights to be gained from these pages.

In the preparation of this report, the Arthur D. Little, Inc. staff was aided greatly by the use of maps and existing data from the San Francisco Department of City Planning. We wish to express our thanks to the Department and other City officials who aided in this preparation.

AREA DEFINITIONS

In this report all data is provided on the basis of sub-areas defined for the United States Census of Population and Housing. These areas are somewhat arbitrarily drawn: their boundaries are not always "real" boundaries in the social, economic or physical sense. Nonetheless, the Census is the richest source of information for the purposes of program analysis and, therefore, Census areas are the best available.

The areas we have used are defined as follows:

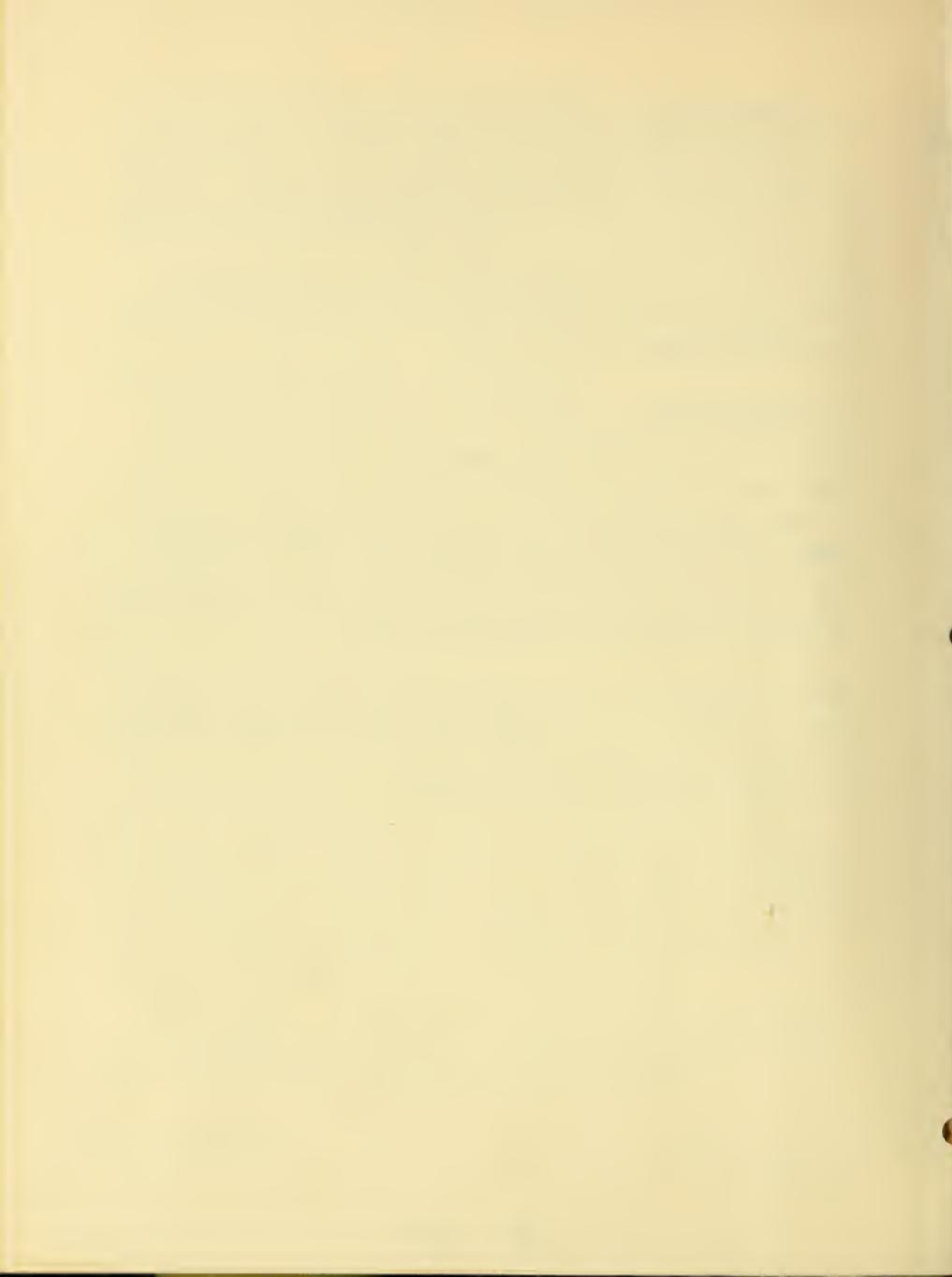
1. Enumeration Districts. Enumeration Districts are relatively small units. The average Enumeration District contains eight to ten blocks, 250 housing units and 1,200 people. This is established as the amount that can be canvassed by one Census Enumeration in one day. There are approximately 600 of these units in San Francisco. Their size permits the most detailed analysis of internal variations within the City, although the information available at the Enumeration District level is not very broad.
2. Census Tracts. Census Tracts are groupings of Enumeration Districts, and are the most frequently used units for data publication. There are 127 Census Tracts in the City, according to the 1960 delineations.

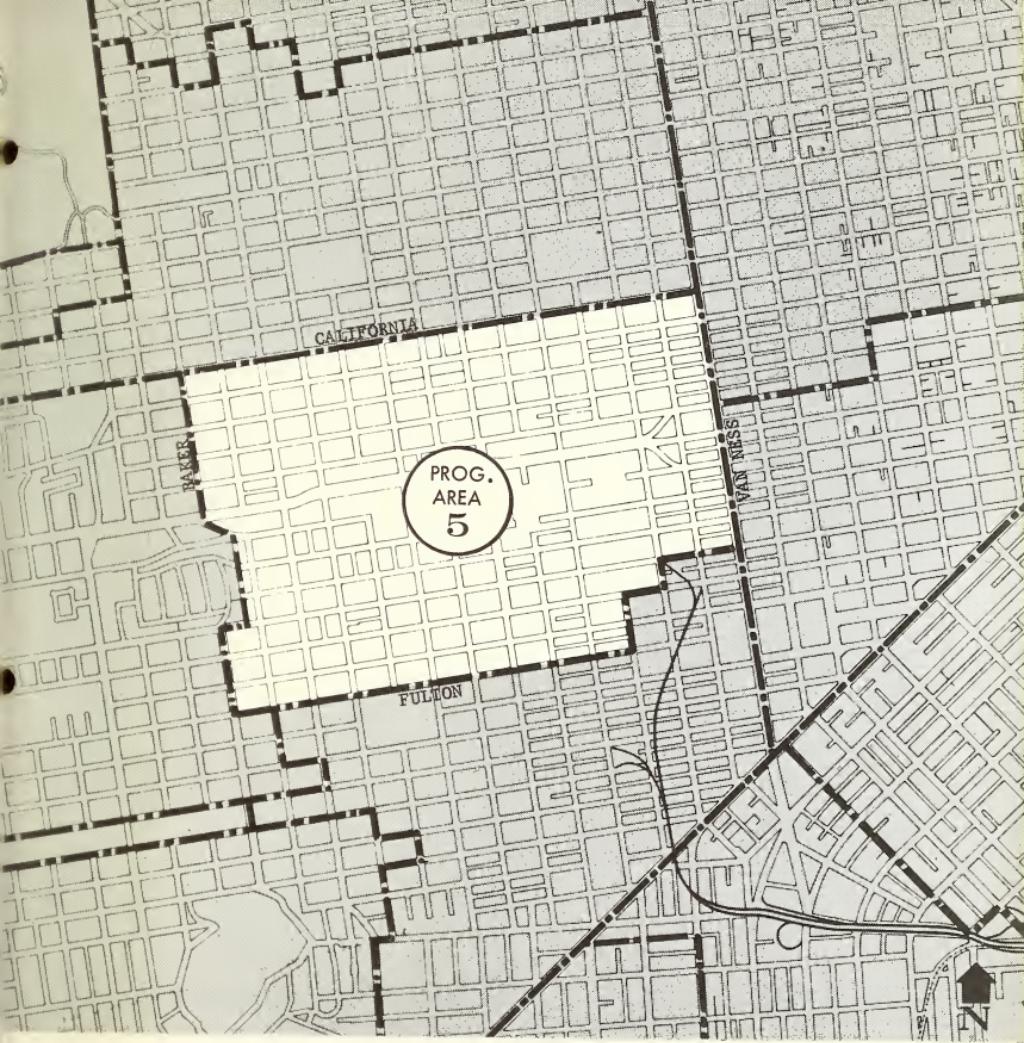
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3. CRP Neighborhoods. CRP Neighborhoods are special units defined for the San Francisco CRP study. They are roughly comparable in size and number to Census Tracts (106 in San Francisco) and are also made up of groupings of Enumeration Districts. One important difference exists, however. Neighborhoods are relatively homogeneous internally with respect to major population and housing characteristics, whereas Census Tracts are much more arbitrarily defined. For this reason, Neighborhoods were used for the preparation of a special data tape including numerous significant cross-tabulations which are not published elsewhere. (See Section 2.)

4. Programming Areas. Programming Areas, shown on the preceding map, are groupings of CRP Neighborhoods. This report, like the others in the series, presents information about a single Programming Area and the CRP Neighborhoods and Enumeration Districts within it. Programming Area boundaries also conform fairly closely to groupings of Census Tracts. Therefore, some data on the Tract basis is also included. This should be used with care, however. Some Tracts do overlap Programming Area lines. In these cases the Tract has been assigned, in total, to one of the Programming Areas even though a part of it lies outside of that area.

Precise definitions of the areas described above are shown on the following maps. In using any of the data in this report, the reader should refer back to these maps and the opening paragraphs of the Section under study to determine the precise units and boundaries involved.

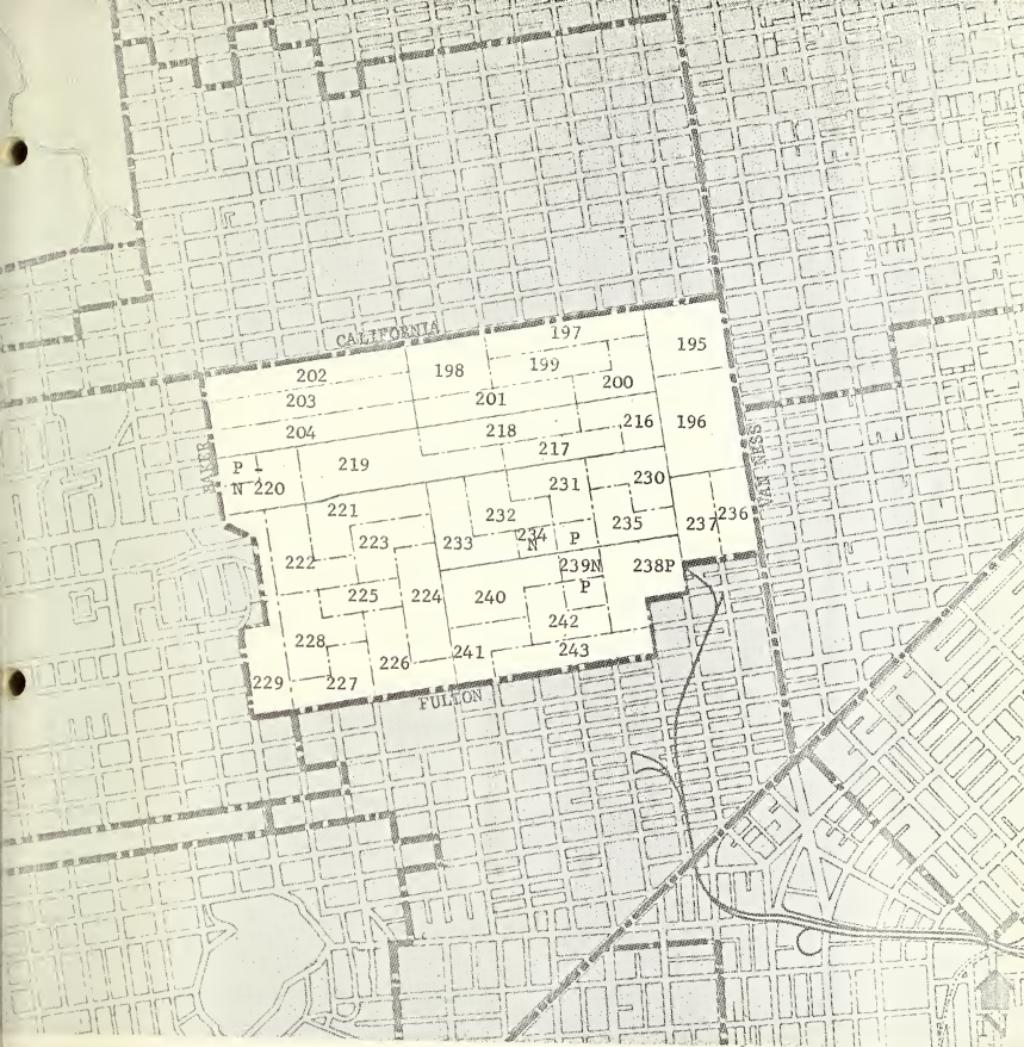




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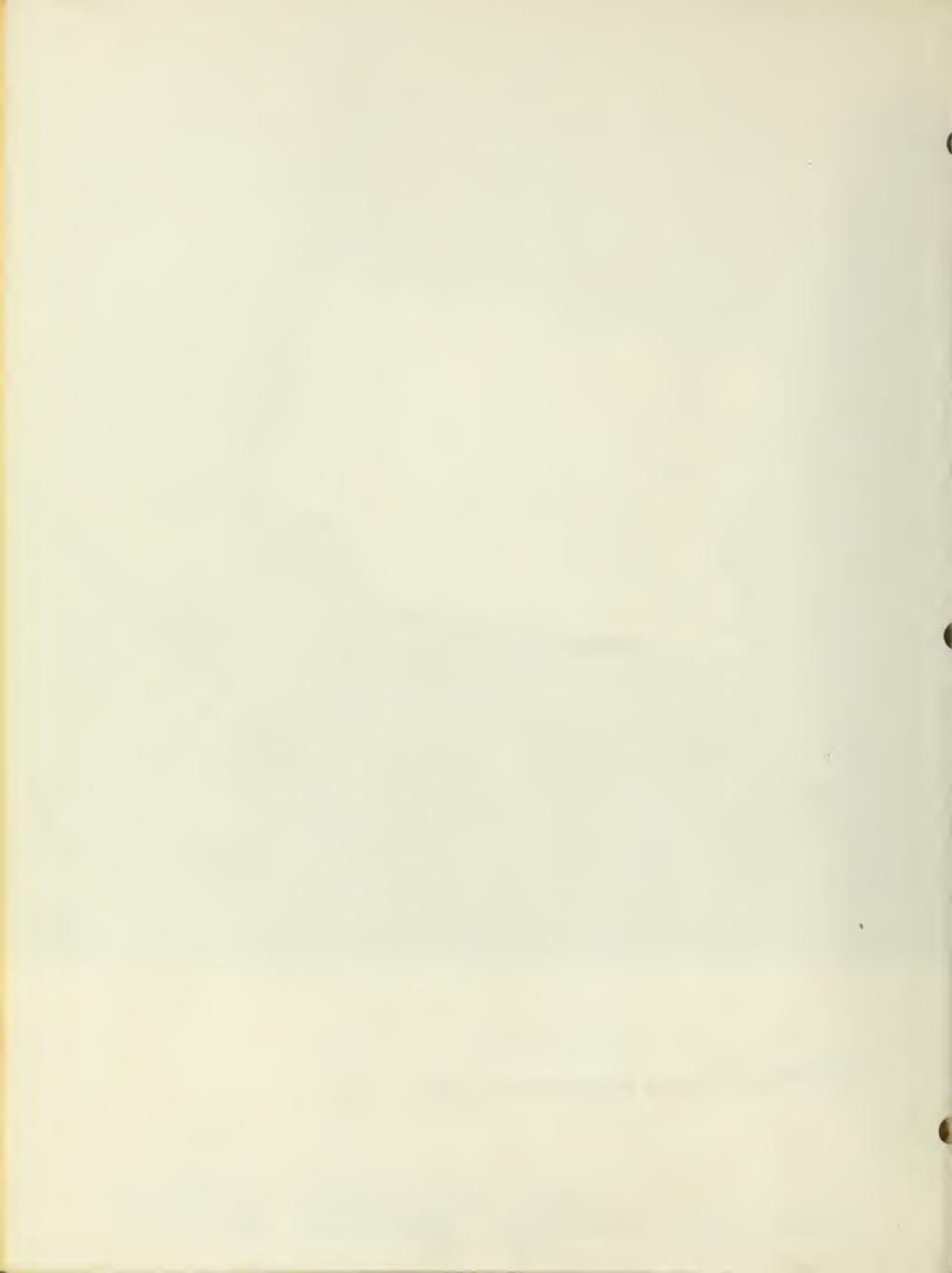
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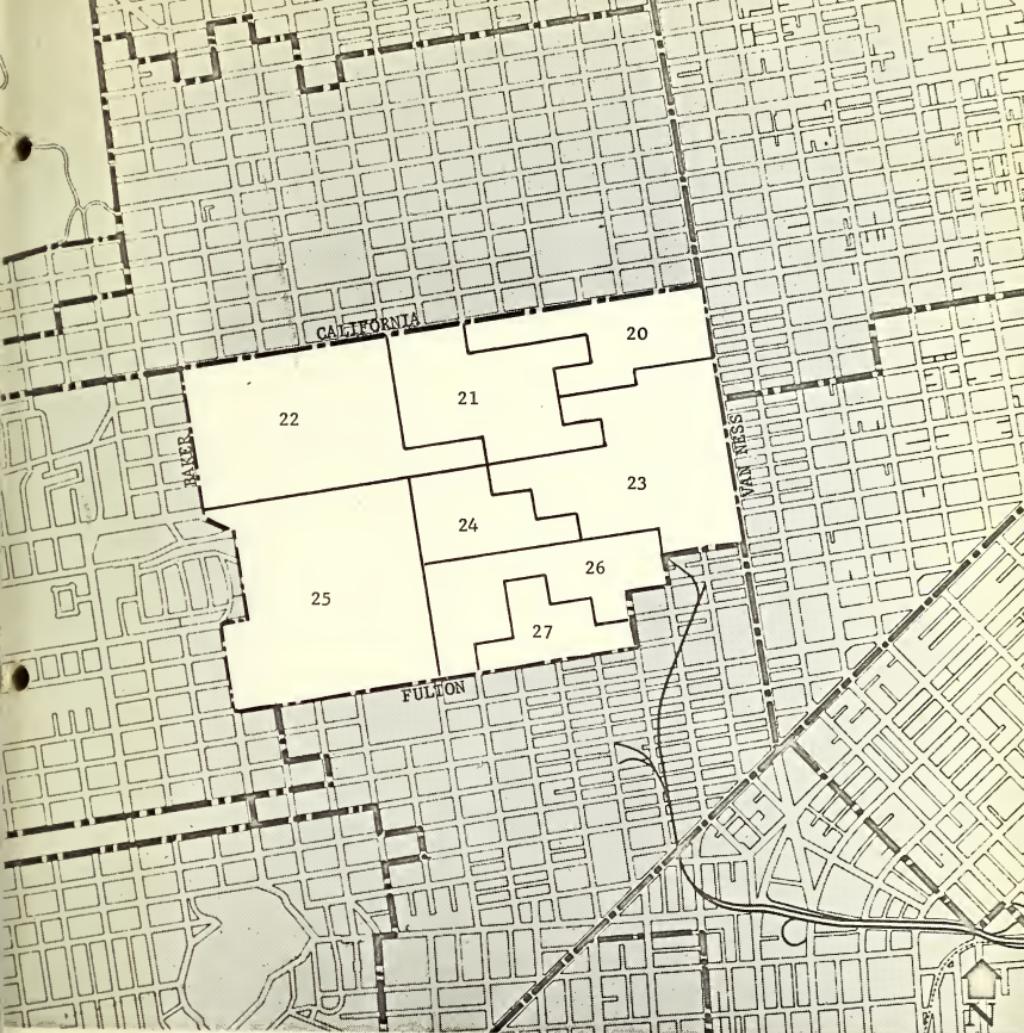


ENUMERATION DISTRICTS

Programming Area 5

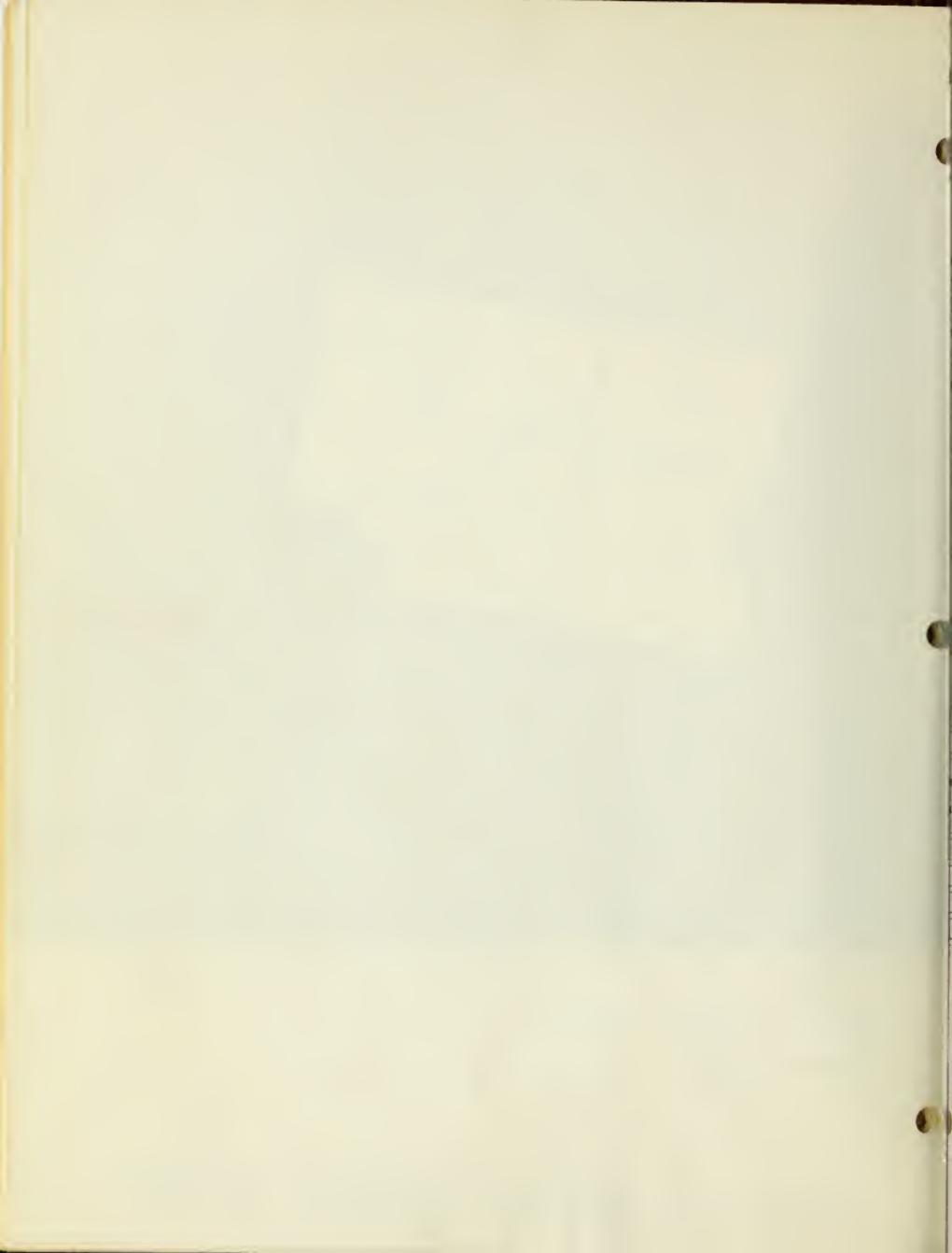
Source: 1960 Census of Population and Housing

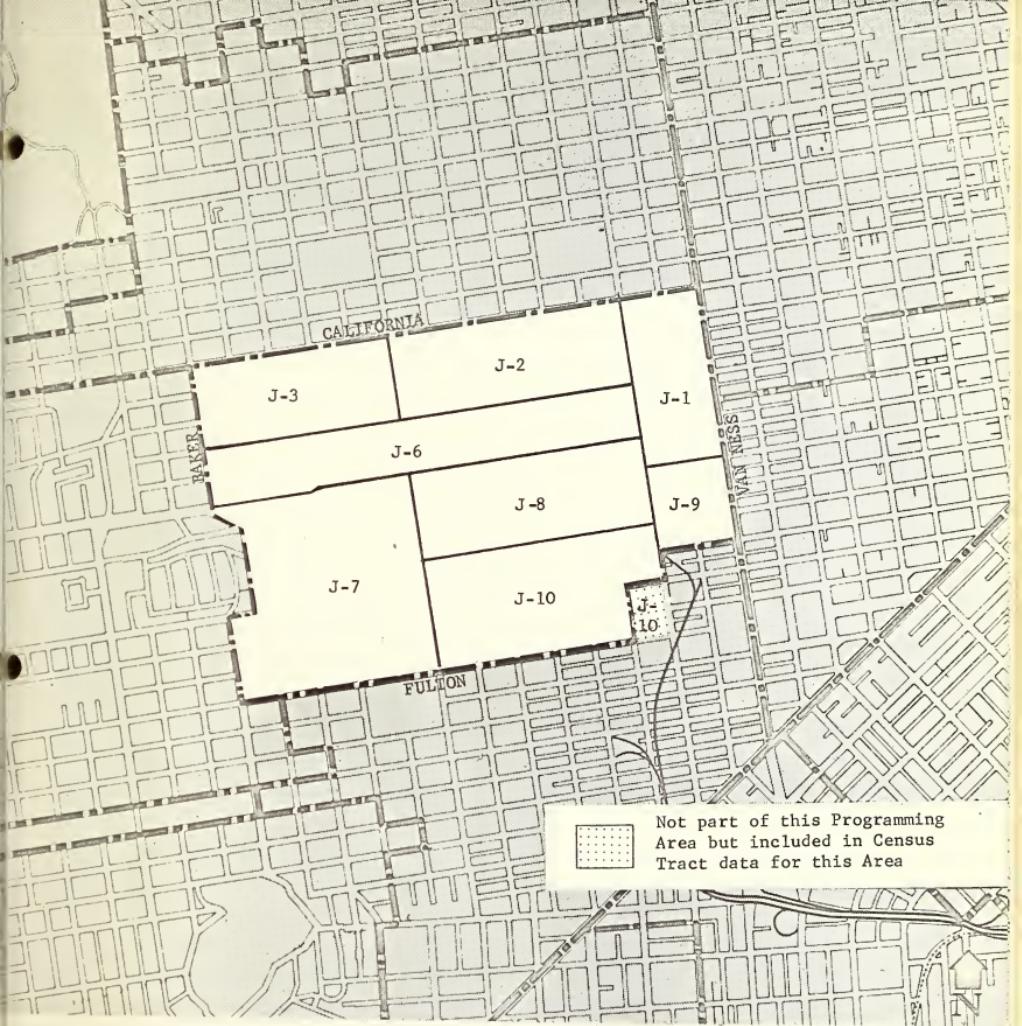




CRP NEIGHBORHOODS

Programming Area 5





C E N S U S · T R A C T

Programming Area 5

Source: 1960 Census Tracts, San Francisco Department of City Planning

SECTION 1

TOPOGRAPHY AND LAND USE

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

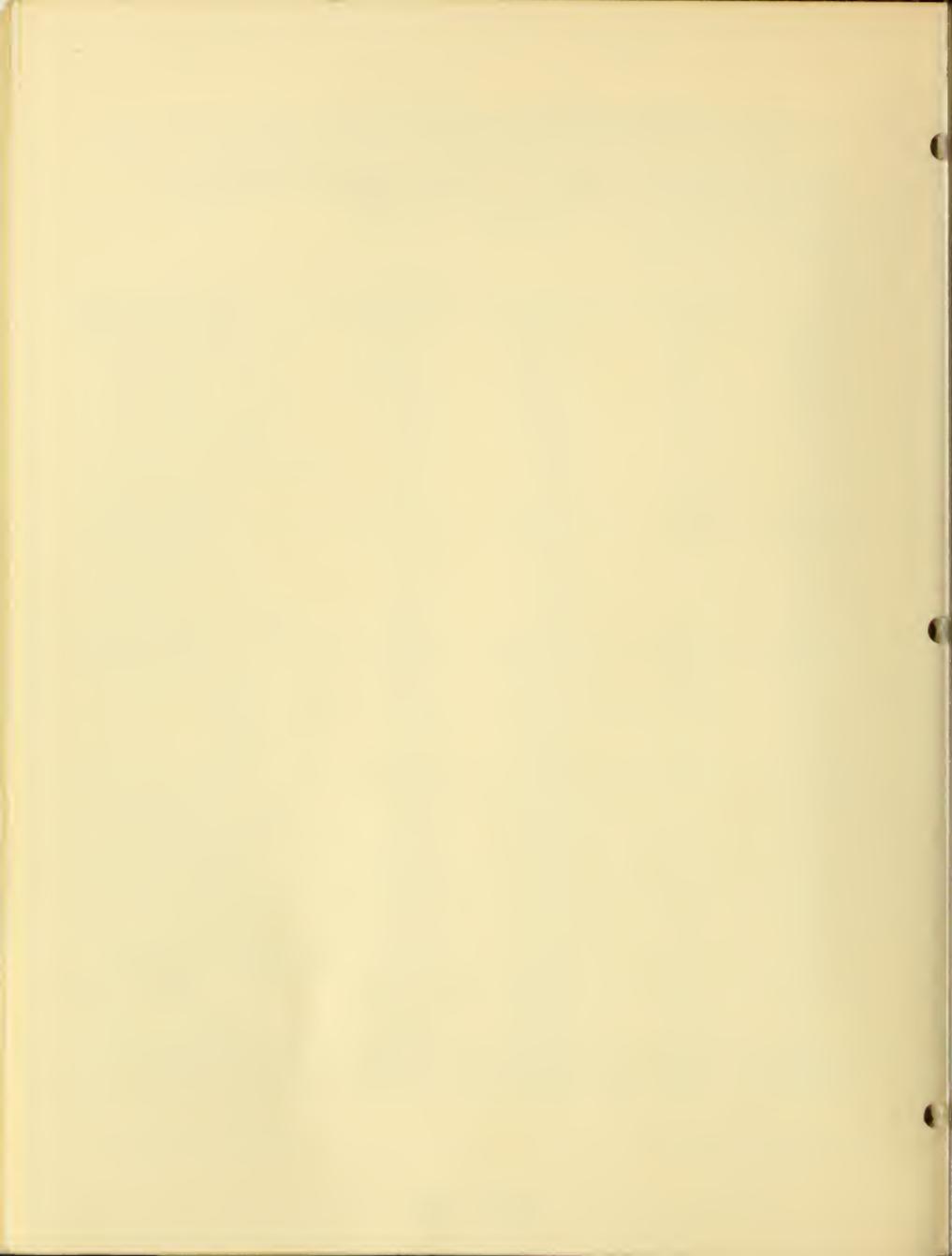
LAND USE DATA - CITY-WIDE
Compiled from the 1947-48 and 1961-64 Land Use Surveys
Areas in Acres

Land Use Category	1961-64	1947-48	Percentages of 1961-64	
	Land Use	Land Use	City-Wide Net Acreage	Category Heading
<u>Gross Area of City</u>	<u>30,095.00</u>			
Net Area of City	22,601.49	22,284.99	100.0%	
RESIDENCE TOTAL	9,037.11	8,239.65	40.0	100.0%
Single Family Detached	1,810.07	2,089.17	8.0	20.0
Single Family Row	4,406.41	3,586.52	19.5	48.7
Two Family	1,114.50	1,020.49	4.9	12.3
Three to Four Family	475.16	442.68	2.1	5.3
Five to Nine Family	312.95	235.90	1.4	3.5
Ten Family & Over	512.78	370.56	2.3	5.7
Rooming & Boarding Houses	33.46	44.64	.1	.4
Hotel & Motel	42.61	22.66	.2	.5
Public Housing	329.17	427.03	1.5	3.6
COMMERCE TOTAL	1,478.00	1,232.57	6.5	100.0%
Retail & Offices	931.82	819.52	4.1	63.0
Gas Station	108.48	91.41	.5	7.3
Commercial Garage	64.17	80.89	.3	4.3
Wholesale	20.98	54.74	.1	1.4
Parking, Used Car Lot	303.57	92.08	1.3	20.5
Other Open Air Commerce	48.98	93.93	.2	3.3
INDUSTRY TOTAL	1,463.89	1,253.96	6.5	100.0%
Structural Light	551.87	443.73	2.4	37.7
" Intermediate	315.21	254.99	1.4	21.5
" Heavy	162.08	261.53	.7	11.1
Open Air Light	83.65	35.47	.4	5.7
" Intermediate	218.59	159.19	1.0	14.9
" Heavy	132.49	99.05	.6	9.1
UTILITY TOTAL	954.19	1,071.57	4.2	100.0%
Trucks & Bus Terminals	3.98	26.81	-.4	.4
Railroad Tracks & Terminals	280.45	300.39	1.2	29.4
Lakes & Reservoirs	585.28	674.84	2.6	61.3
Other Utilities	84.48	69.53	.4	8.9
INSTITUTION TOTAL	439.65	352.32	1.9	100.0%
Private & Parochial Schools	143.26	91.40	.6	32.6
Homes & Hospitals	123.18	156.17	.5	28.0
Churches, Convents, etc.	129.49	86.06	.5	29.4
Other Institutional Uses	43.72	18.69	.2	9.9
PUBLIC TOTAL	6,593.94	5,397.51	29.2	100.0%
Public Recreation	2,946.83	2,370.83	13.0	44.7
Public Schools	544.66	300.77	2.4	8.3
Other Public Uses	3,102.45	2,725.91	13.7	47.1
PRIVATE RECREATION	363.57	298.26	1.6	100.0%
VACANT TOTAL	2,271.14	4,439.15	10.0	100.0%

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1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.

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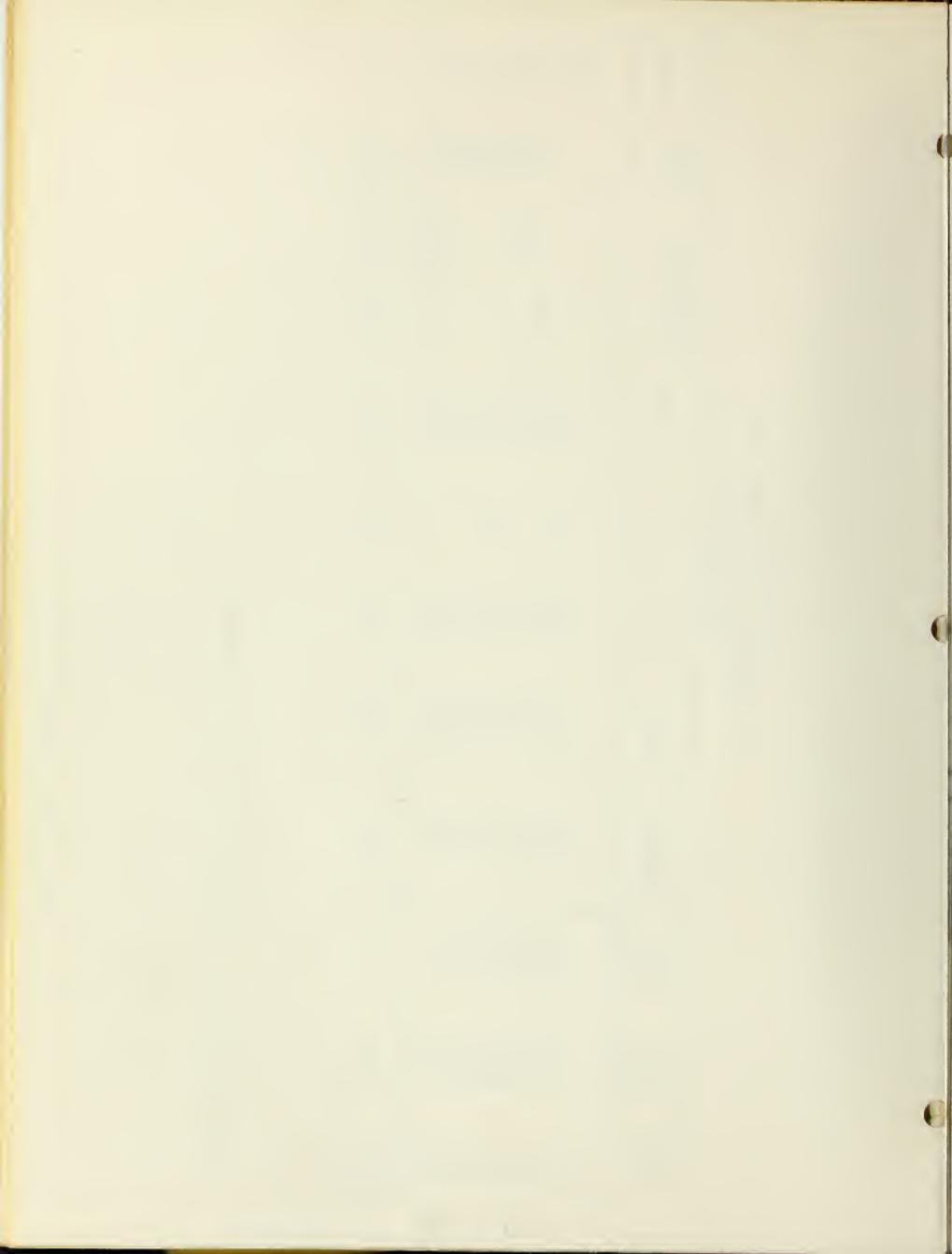


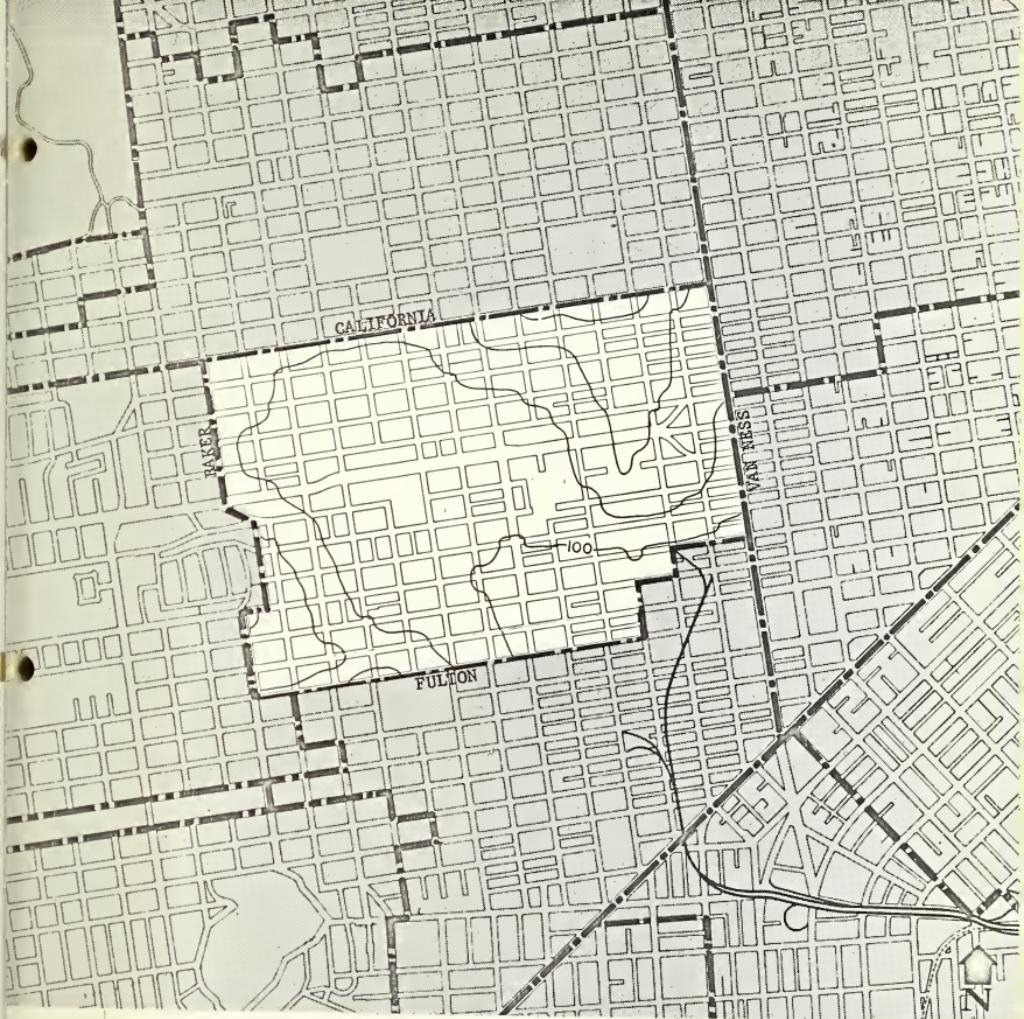
San Francisco
 Summary Land Use Data by Census Tracts
 1961-64 Land Use Survey
 (In acres)

Census Tract	Total Gross Acreage	Total Net Acreage	Residence	Commerce	Recreation			Other Public	Vacant
					Industry	Utility	Institution		
5	J 1	45.77	27.64	5.98	14.01	2.84	1.73	3.96	3.08
	J 2	68.90	45.88	29.41	9.19	1.60	.53		
	J 3	57.74	39.00	20.92	7.78	.76	5.82		
	J 6	83.77	49.65	14.03	15.08	1.02	5.63		
	J 7	122.68	82.42	51.21	8.06	5.15	5.95		
	J 8	68.36	49.84	17.26	11.89	1.27	4.94		
	J 9	37.99	22.83	6.93	7.74	1.10	2.09		
	*J 10	91.15	61.83	17.06	21.53	6.84	2.08		
	Total	576.36	379.09	162.80	95.28	20.58	.89	31.86	1.78
	* P.A. 5							12.35	38.31

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* Includes part of Tract J-10 which is not in this Programming Area.



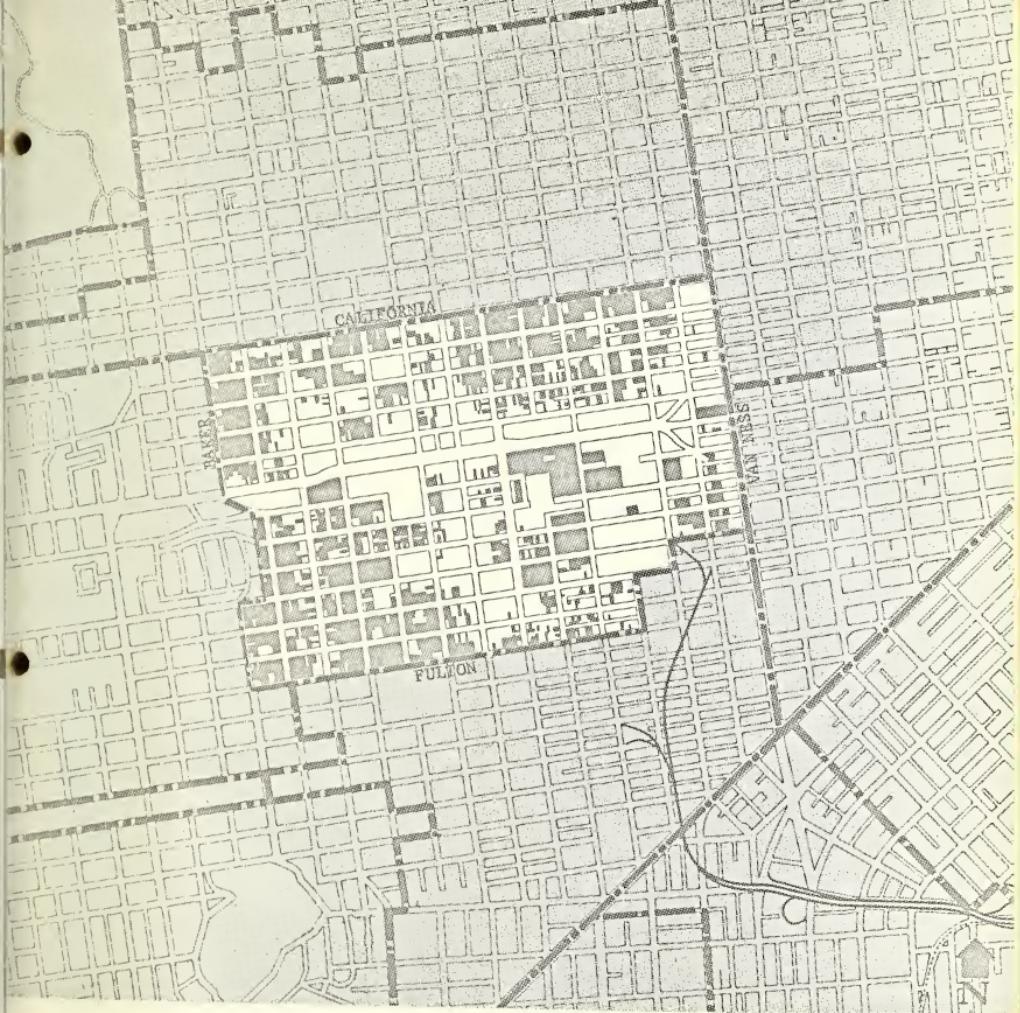


TOPOGRAPHY

Programming Area 5

Source: San Francisco Department of City Planning

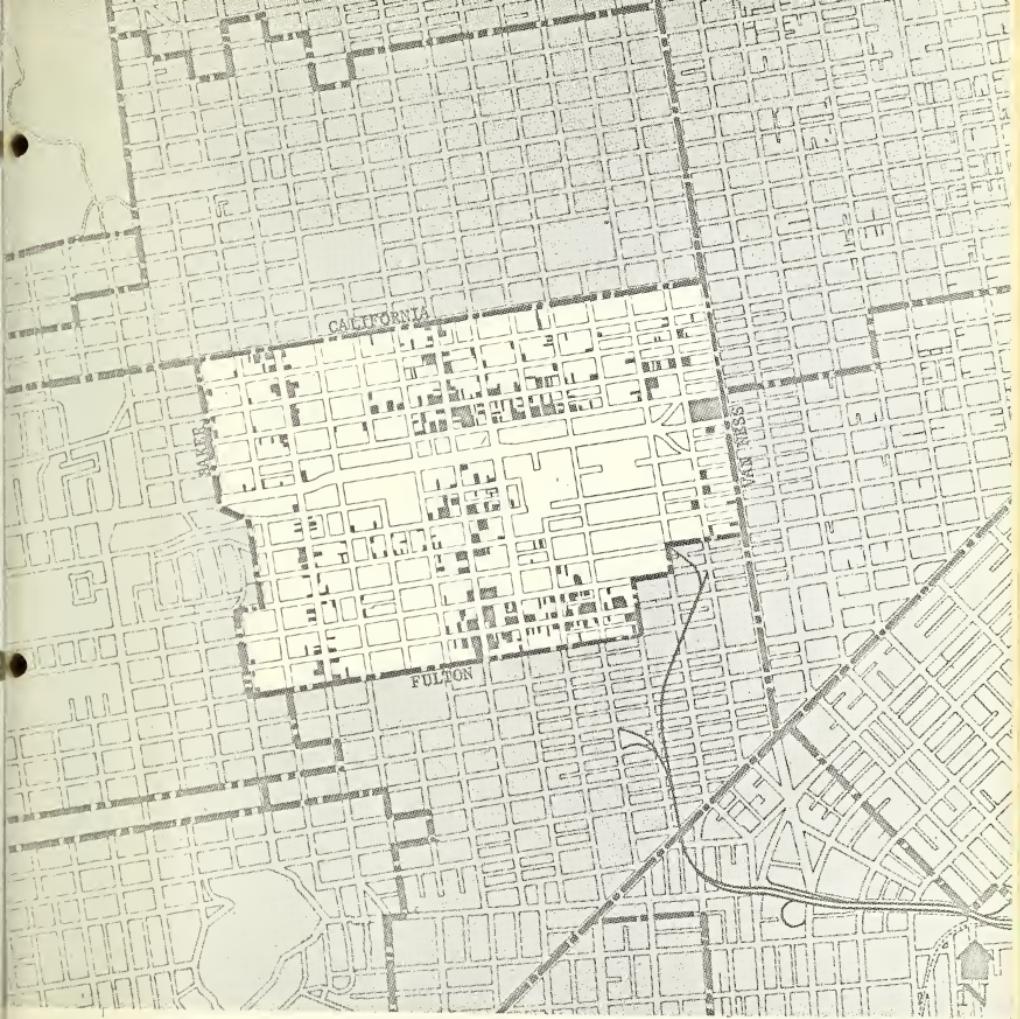




LAND USED FOR RESIDENCE

Programming Area 5

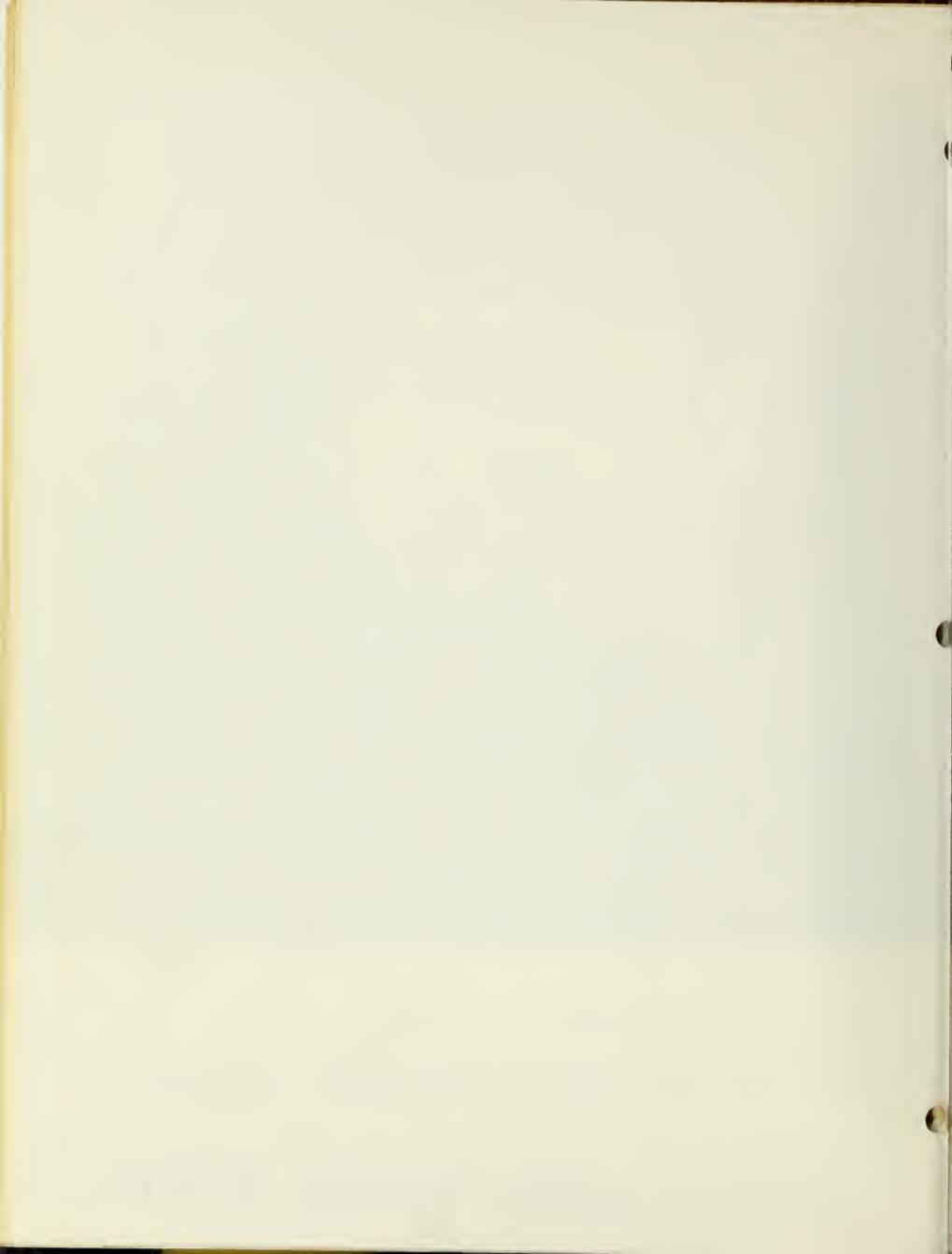
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

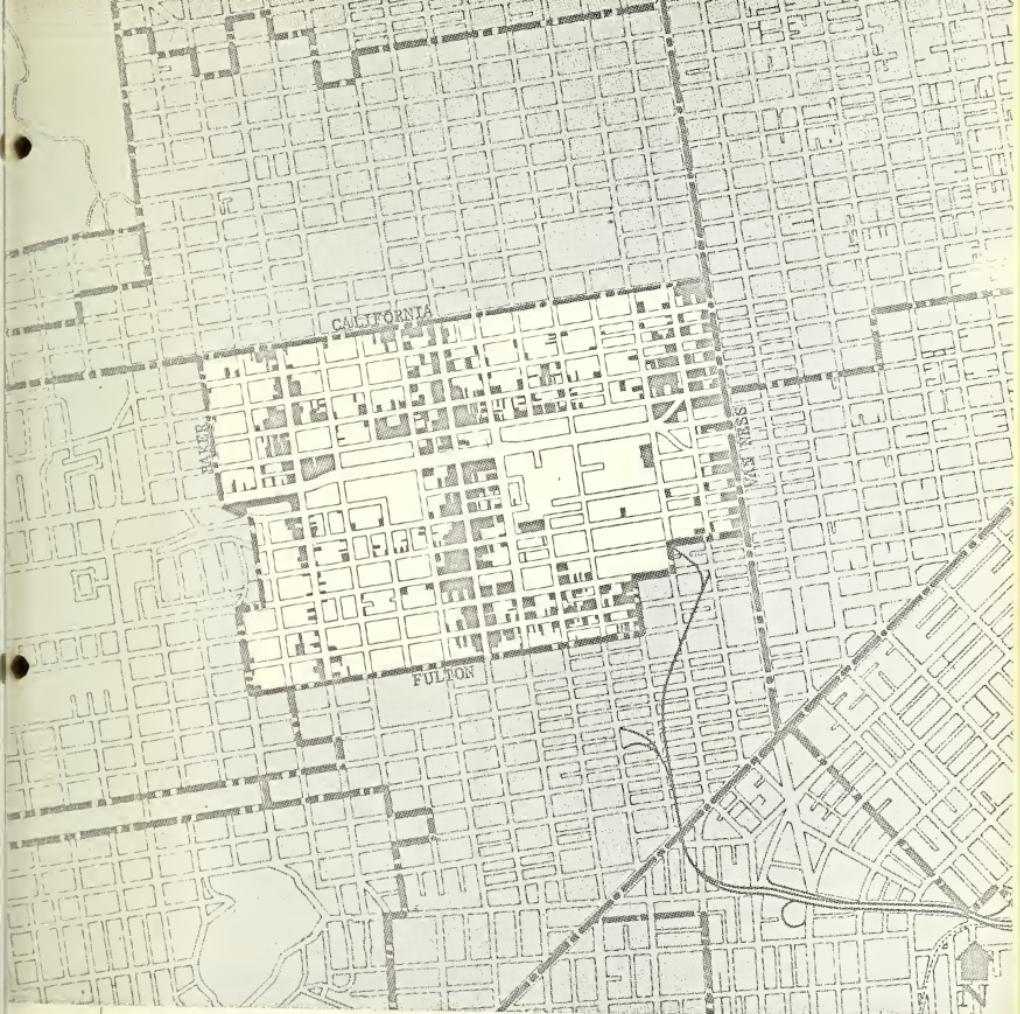


SECONDARY RESIDENTIAL USE

Programming Area 5

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

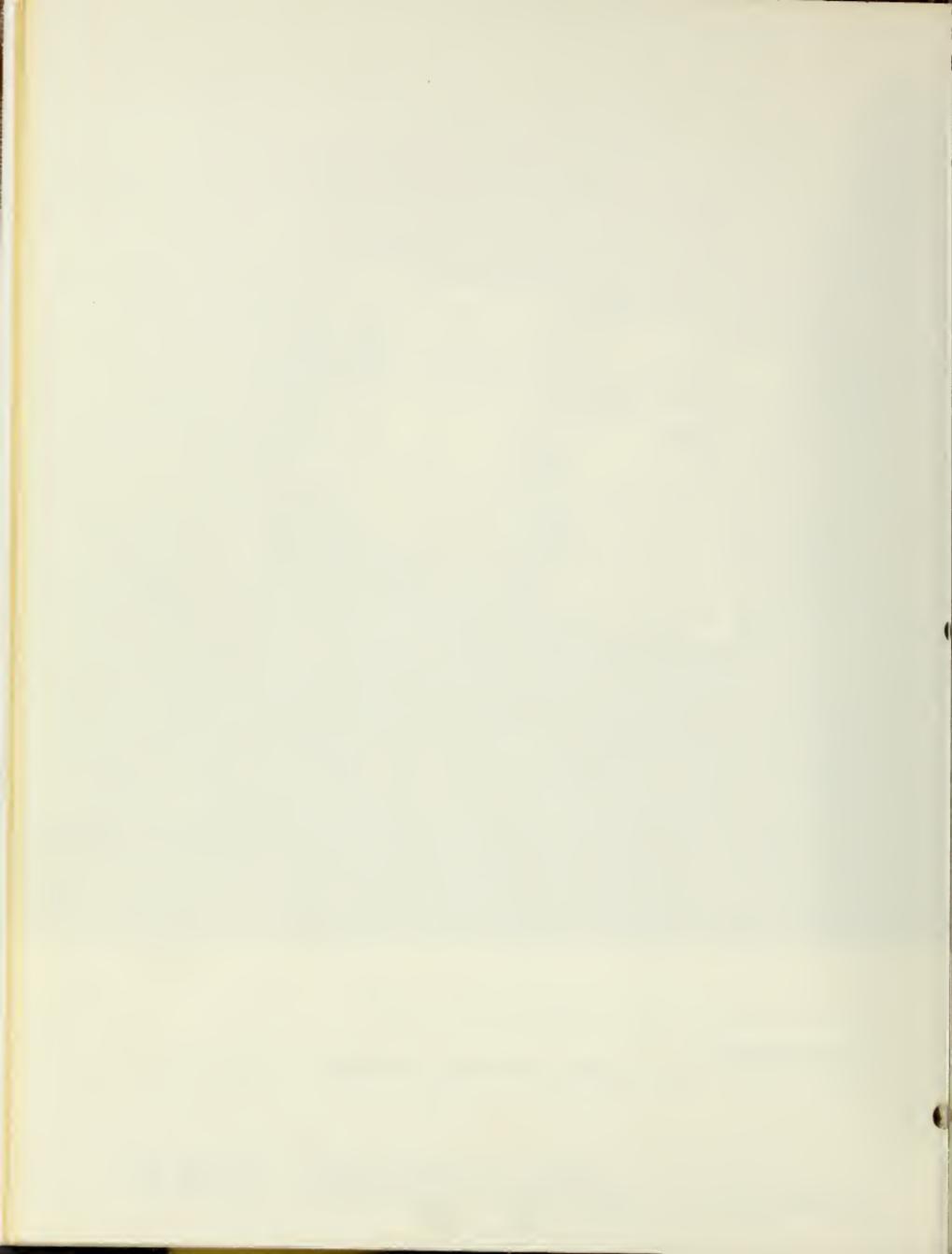


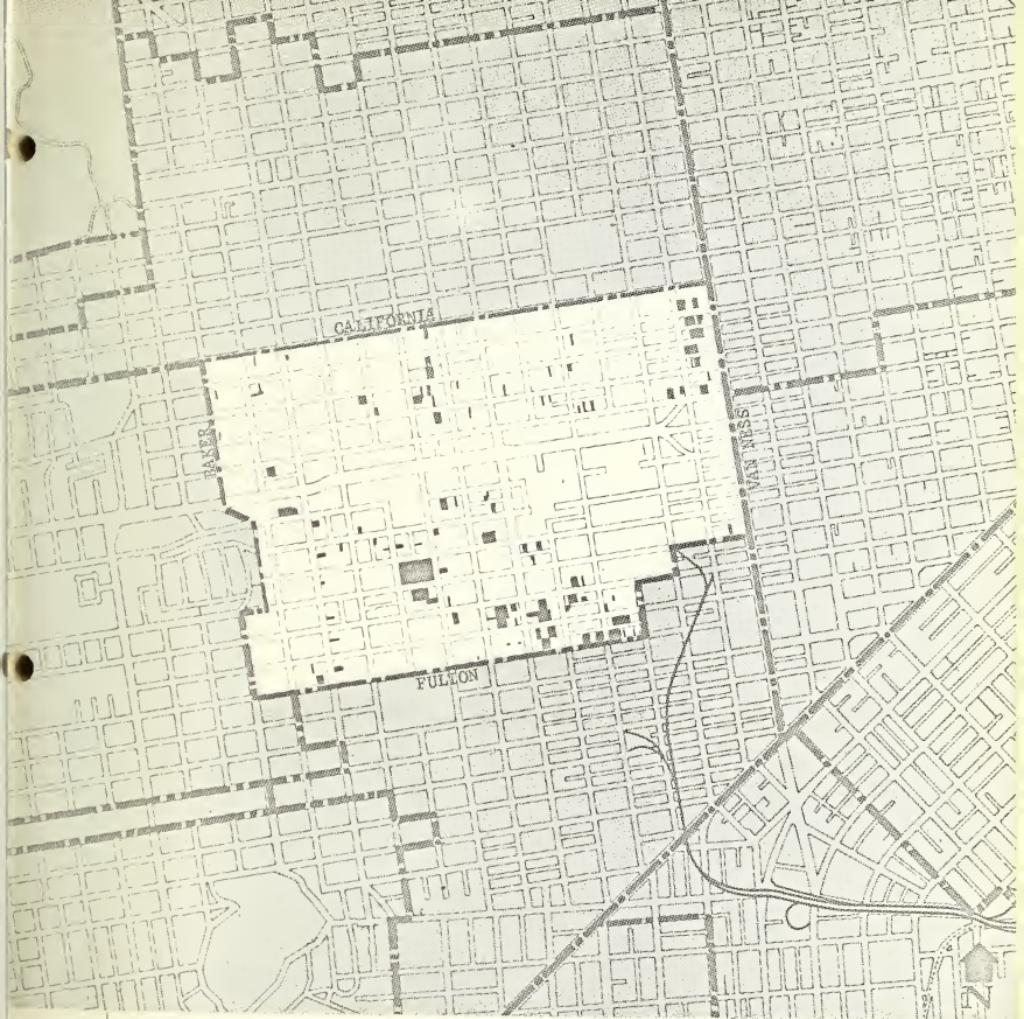


LAND USED FOR COMMERCE

Programming Area 5

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

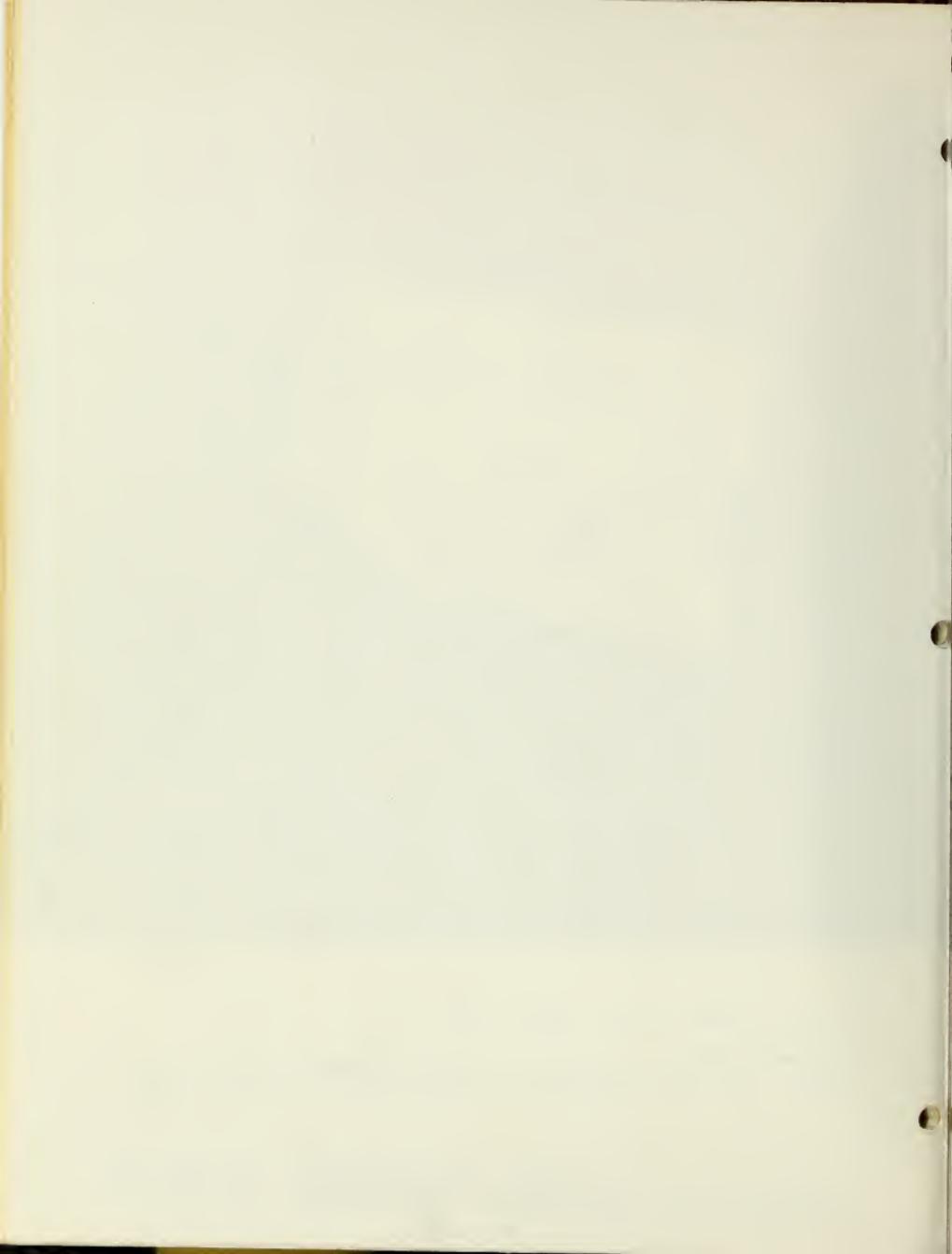




LAND USED FOR INDUSTRY

Programming Area 5

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning





VACANT LAND

Programming Area 5

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning



SECTION 2

HOUSEHOLDS AND HOUSING
COMPOSITION, 1960,
BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

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For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

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An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.
2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.
3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.
4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.
5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1. above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

Attribute	No. of Classes (Census Tape)	No. of Classes (Summary Tables 1-7)
HOUSEHOLDS		
Size (No. of Persons)	6	5
Type	5	2
Income	15	5
Age of Head	3	3
Race	4	3
HOUSING UNITS		
Size (No. of Rooms)	7	3
Structure Type	3	3
Rent	11	5
Value	10	5
Age	6	4
Tenure	2	2
Condition	9	3

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

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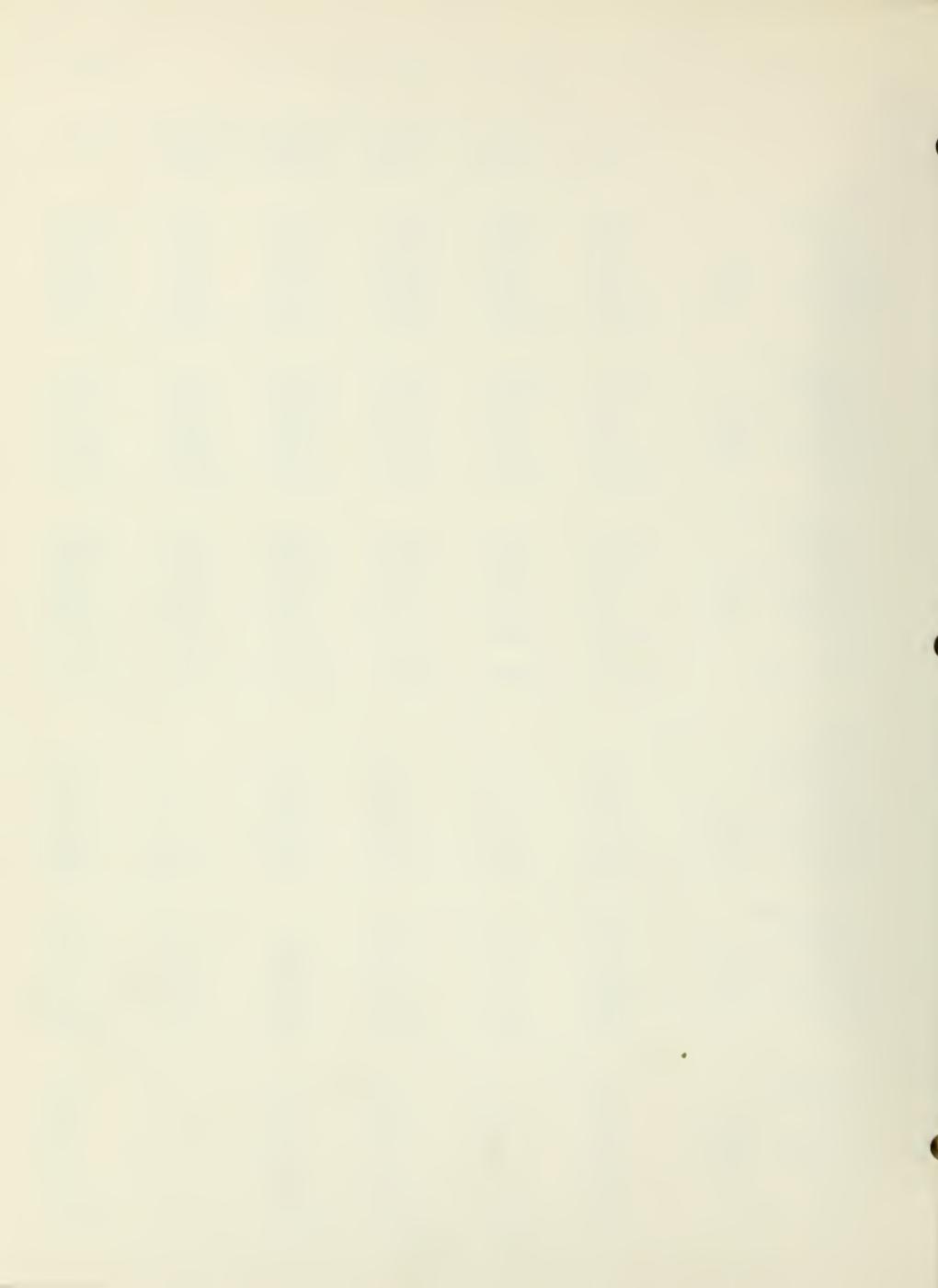
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INCOME

	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	6885	4364	1405	640	206	13502
2 PERS - NO CH	1931	2496	2926	3891	989	12233
3+PERS - NO CH	192	205	242	572	886	2097
2-4PERS - W/CH	3228	4022	3540	2353	708	13851
5+ PERS - W/CH	862	1444	1603	1276	451	5630
TOTAL	13098	12531	9716	8732	3242	47319
HEAD 35-59						
1 PERSON	16737	11450	4179	2057	958	35381
2 PERS - NO CH	4221	6355	7212	10195	5603	33586
3+PERS - NO CH	467	817	1372	3501	3720	9877
2-4PERS - W/CH	4087	5229	6344	7354	4301	27315
5+ PERS - W/CH	1024	2330	3432	4275	3243	14304
TOTAL	26536	26181	22539	27382	17825	120463
HEAD OVER 60						
1 PERSON	29185	5160	1691	1086	761	37883
2 PERS - NO CH	11502	6512	5431	4763	3500	31708
3+PERS - NO CH	1050	1087	1541	2487	2618	8783
2-4PERS - W/CH	737	506	370	488	442	2549
5+ PERS - W/CH	104	144	110	316	330	1004
TOTAL	42578	13409	9149	9140	7651	81927
GRAND TOTAL	82212	52121	41404	45254	28718	249709
NEGRO						
HEAD UNDER 35						
1 PERSON	850	261	25	11	6	1153
2 PERS - NO CH	380	310	226	153	10	1079
3+PERS - NO CH	56	17	36	66	24	199
2-4PERS - W/CH	1517	559	230	185	24	2515
5+ PERS - W/CH	917	638	273	161	16	2005
TOTAL	3720	1785	790	576	80	6951
HEAD 35-59						
1 PERSON	2088	410	136	5	10	2649
2 PERS - NO CH	973	952	632	513	100	3170
3+PERS - NO CH	128	269	264	312	224	1197
2-4PERS - W/CH	1028	768	586	387	131	2900
5+ PERS - W/CH	765	831	684	595	244	3119
TOTAL	4982	3230	2302	1812	709	13035
HEAD OVER 60						
1 PERSON	741	39	26	5	0	811
2 PERS - NO CH	359	144	108	41	10	662
3+PERS - NO CH	44	52	46	43	15	200
2-4PERS - W/CH	104	48	39	22	0	213
5+ PERS - W/CH	22	26	15	18	22	103
TOTAL	1270	309	234	129	47	1989
GRAND TOTAL	9972	5324	3326	2517	836	21975



INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	740	323	67	18	17	1165
2 PERS - NO CH	262	198	198	254	87	999
3+PERS - NO CH	20	19	10	56	48	153
2-4PERS - W/CH	461	423	299	332	50	1565
5+ PERS - W/CH	159	284	161	189	68	861
TOTAL	1642	1247	735	849	270	4743
HEAD 35-59						
1 PERSON	1926	588	151	29	11	2705
2 PERS - NO CH	441	400	264	235	59	1399
3+PERS - NO CH	86	108	186	287	209	876
2-4PERS - W/CH	737	639	546	595	182	2699
5+ PERS - W/CH	596	812	740	821	414	3383
TOTAL	3786	2547	1887	1967	875	11062
HEAD OVER 60						
1 PERSON	1820	75	22	6	0	1923
2 PERS - NO CH	353	179	58	54	10	654
3+PERS - NO CH	63	104	101	169	191	628
2-4PERS - W/CH	104	83	23	26	5	241
5+ PERS - W/CH	0	67	47	69	47	230
TOTAL	2340	508	251	324	253	3676
GRAND TOTAL	7768	4302	2873	3140	1398	19481
TOTAL						
HEAD UNDER 35						
1 PERSON	8475	4948	1497	669	231	15820
2 PERS - NO CH	2573	3004	3350	4298	1086	14311
3+PERS - NO CH	268	241	288	694	958	2449
2-4PERS - W/CH	5206	5004	4069	2870	782	17931
5+ PERS - W/CH	1938	2366	2037	1626	535	8502
TOTAL	18460	15563	11241	10157	3592	59013
HEAD 35-59						
1 PERSON	20751	12448	4466	2091	979	40735
2 PERS - NO CH	5635	7707	8108	10943	5762	38155
3+PERS - NO CH	681	1194	1822	4100	4153	11950
2-4PERS - W/CH	5852	6636	7476	8336	4614	32914
5+ PERS - W/CH	2385	3973	4856	5691	3901	20806
TOTAL	35304	31958	26728	31161	19409	144560
HEAD OVER 60						
1 PERSON	31746	5274	1739	1097	761	40617
2 PERS - NO CH	12214	6835	5597	4858	3520	33024
3+PERS - NO CH	1157	1243	1688	2699	2824	9611
2-4PERS - W/CH	945	637	438	536	447	3003
5+ PERS - W/CH	126	237	172	403	399	1337
TOTAL	46188	14226	9634	9593	7951	87592
GRAND TOTAL	99952	61747	47603	50911	30952	291165

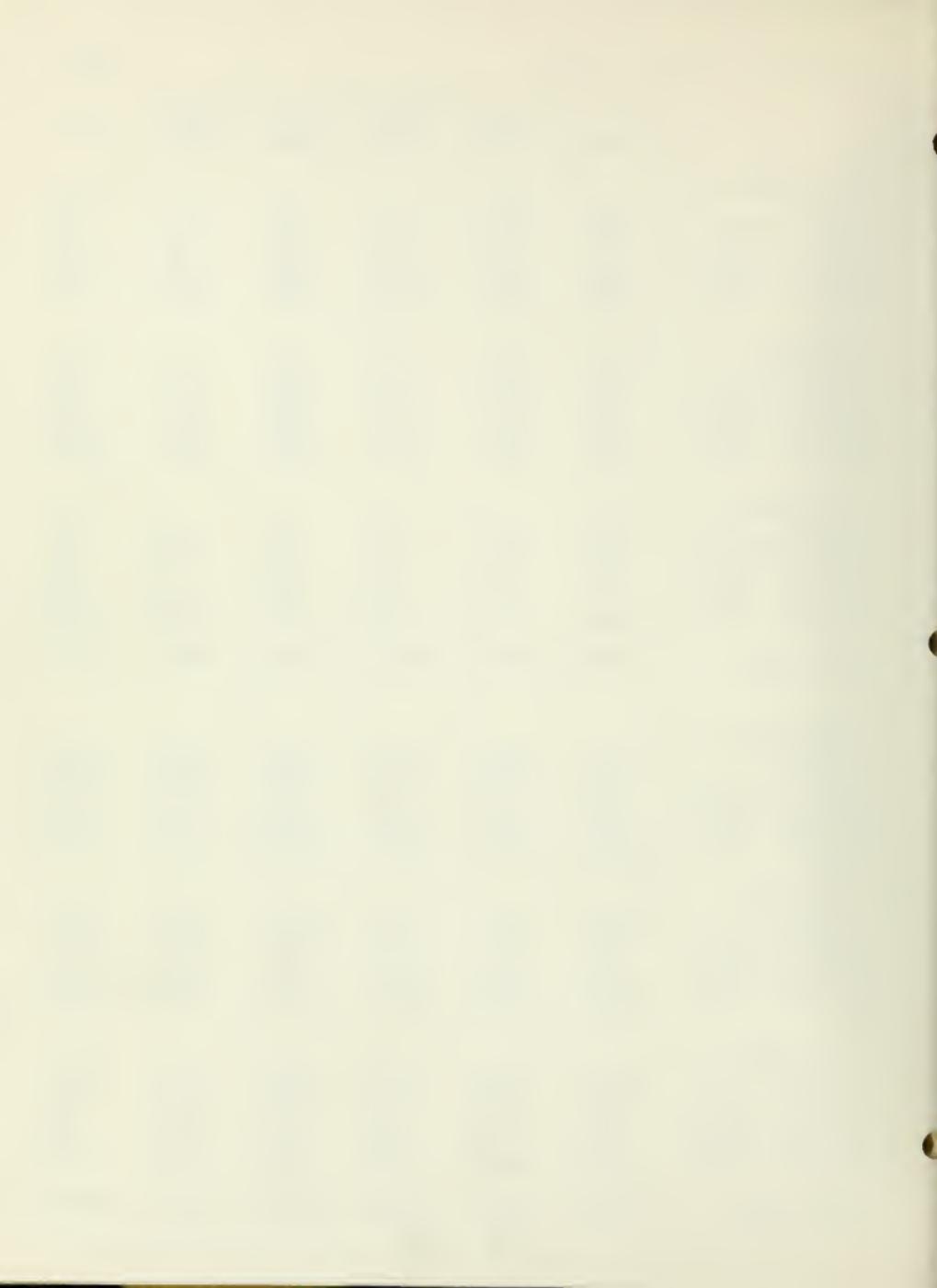
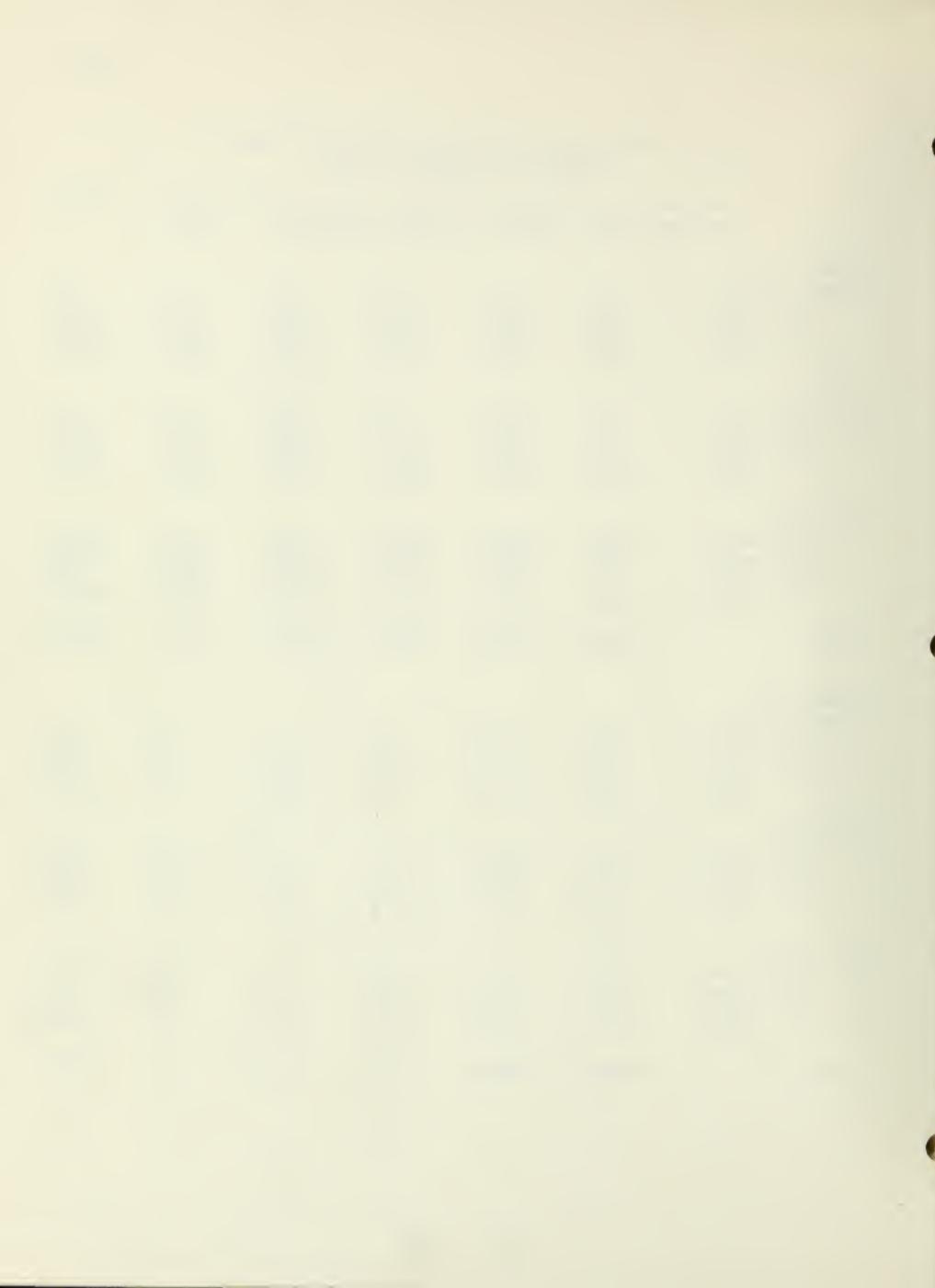


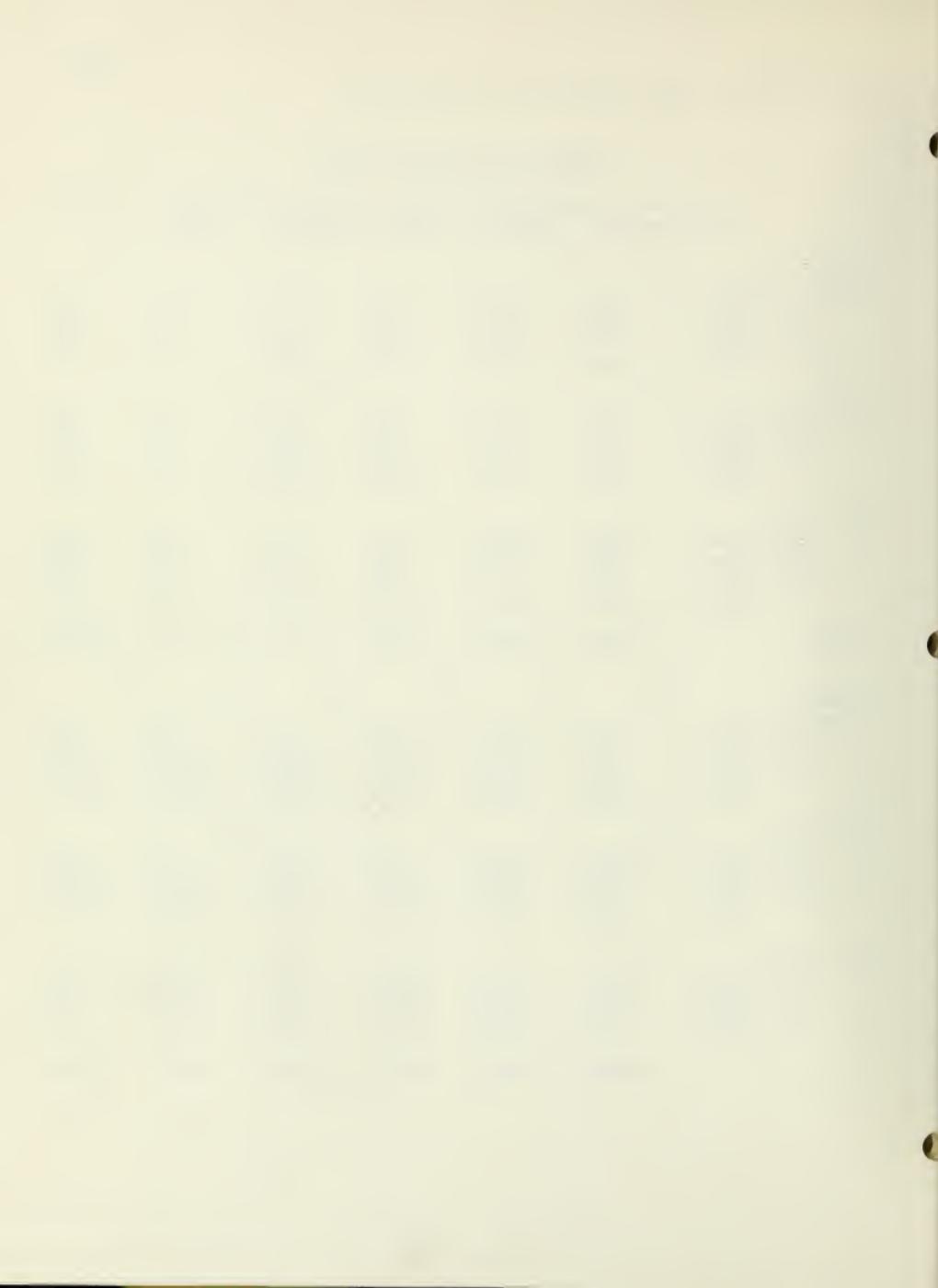
TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	259	876	321	82	20	1558
3-4 ROOMS	666	3845	3564	1991	202	10268
5+ ROOMS	807	2552	3834	3374	1097	11664
TOTAL	1732	7273	7719	5447	1319	23490
2-4 UNITS						
1-2 ROOMS	499	2100	676	162	20	3457
3-4 ROOMS	1160	10021	7999	2500	491	22171
5+ ROOMS	790	4642	7601	4292	1377	18702
TOTAL	2449	16763	16276	6954	1888	44330
5+ UNITS						
1-2 ROOMS	2263	20115	11619	1529	439	35965
3-4 ROOMS	2350	13901	15447	9334	2529	43561
5+ ROOMS	414	2077	1739	1250	1771	7251
TOTAL	5027	36093	28805	12113	4739	86777
TOTAL	9208	60129	52800	24514	7946	154597
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	222	144	26	5	0	397
3-4 ROOMS	100	696	226	17	0	1039
5+ ROOMS	63	401	290	107	0	861
TOTAL	385	1241	542	129	0	2297
2-4 UNITS						
1-2 ROOMS	777	648	86	4	0	1515
3-4 ROOMS	371	2247	561	30	15	3224
5+ ROOMS	92	670	794	81	6	1643
TOTAL	1240	3565	1441	115	21	6382
5+ UNITS						
1-2 ROOMS	13092	7247	1067	90	36	21532
3-4 ROOMS	416	1661	440	42	24	2583
5+ ROOMS	54	174	209	57	9	503
TOTAL	13562	9082	1716	189	69	24616
TOTAL	15187	13888	3699	433	90	33297



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	154	53	5	5	0	217
3-4 ROOMS	58	173	26	5	5	267
5+ ROOMS	5	96	26	12	3	142
TOTAL	217	322	57	22	8	626
2-4 UNITS						
1-2 ROOMS	305	212	15	0	5	537
3-4 ROOMS	113	417	87	15	4	636
5+ ROOMS	20	145	113	18	0	296
TOTAL	438	774	215	33	9	1469
5+ UNITS						
1-2 ROOMS	7370	1373	65	5	21	8834
3-4 ROOMS	178	553	71	12	3	817
5+ ROOMS	27	61	37	11	6	142
TOTAL	7575	1987	173	28	30	9793
TOTAL	8230	3083	445	83	47	11888
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	635	1073	352	92	20	2172
3-4 ROOMS	824	4714	3816	2013	207	11574
5+ ROOMS	875	3049	4150	3493	1100	12667
TOTAL	2334	8836	8318	5598	1327	26413
2-4 UNITS						
1-2 ROOMS	1581	2960	777	166	25	5509
3-4 ROOMS	1644	12685	8647	2545	510	26031
5+ ROOMS	902	5457	8508	4391	1383	20641
TOTAL	4127	21102	17932	7102	1918	52181
5+ UNITS						
1-2 ROOMS	22725	28735	12751	1624	496	66331
3-4 ROOMS	2944	16115	15958	9388	2556	46961
5+ ROOMS	495	2312	1985	1318	1786	7896
TOTAL	26164	47162	30694	12330	4838	121188
TOTAL	32625	77100	56944	25030	8083	199782

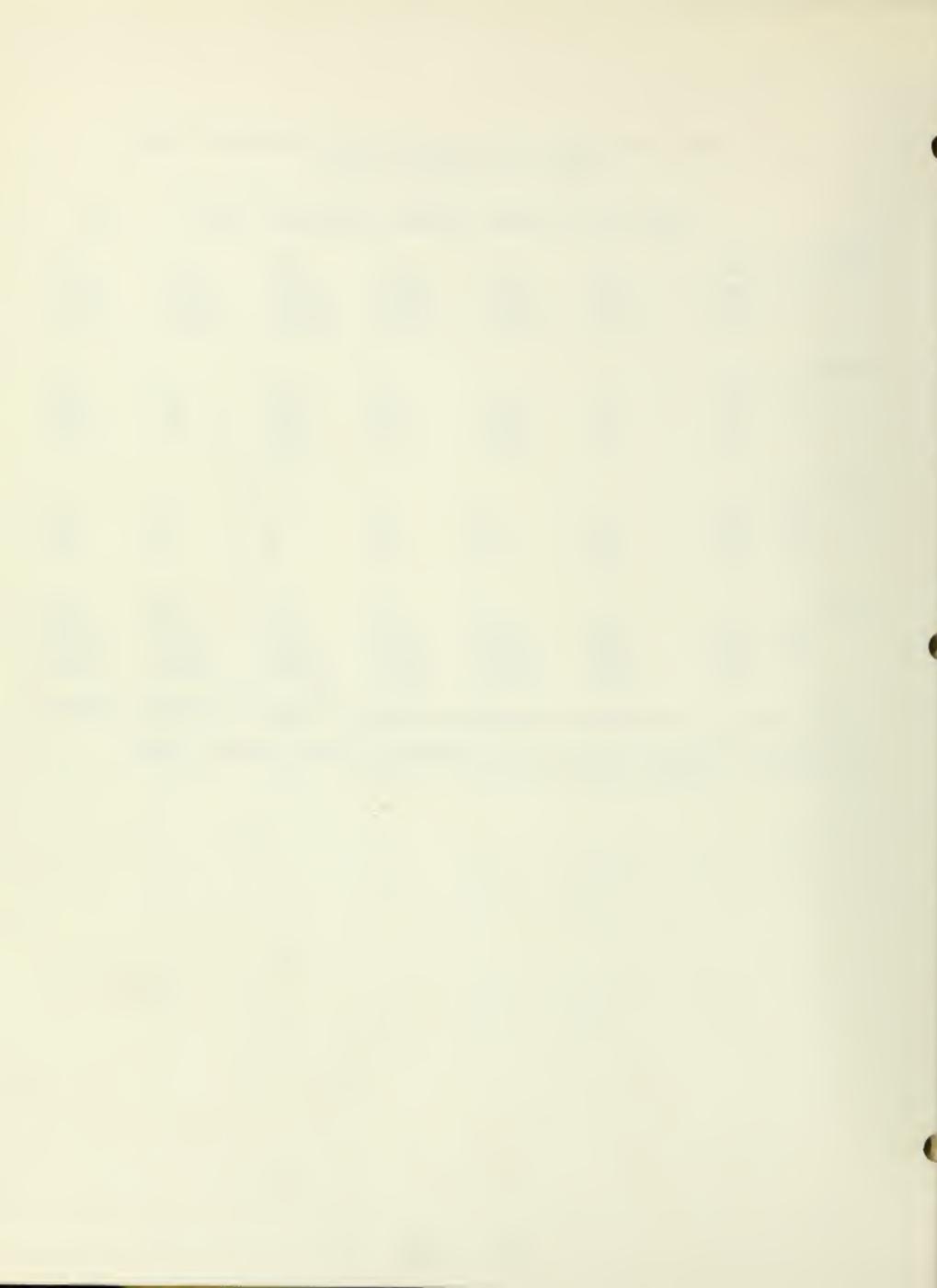


TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	20	36	24	31	28	139
3-4 ROOMS	1570	4729	2616	520	402	9837
5+ ROOMS	2321	15898	26264	12884	12046	69413
TOTAL	3911	20663	28904	13435	12476	79389
CONDITION 3						
1-2 ROOMS	5	5	5	4	0	19
3-4 ROOMS	284	231	63	27	5	610
5+ ROOMS	355	766	303	82	45	1551
TOTAL	644	1002	371	113	50	2180
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	110	16	0	0	0	126
5+ ROOMS	58	58	10	0	0	126
TOTAL	173	74	10	0	0	257
TOTAL						
1-2 ROOMS	30	41	29	35	28	163
3-4 ROOMS	1964	4976	2679	547	407	10573
5+ ROOMS	2734	16722	26577	12966	12091	71090
TOTAL	4728	21739	29285	13548	12526	81826
GRAND TOTAL	9456	43478	58570	27096	25652	163652

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TOTAL CITY

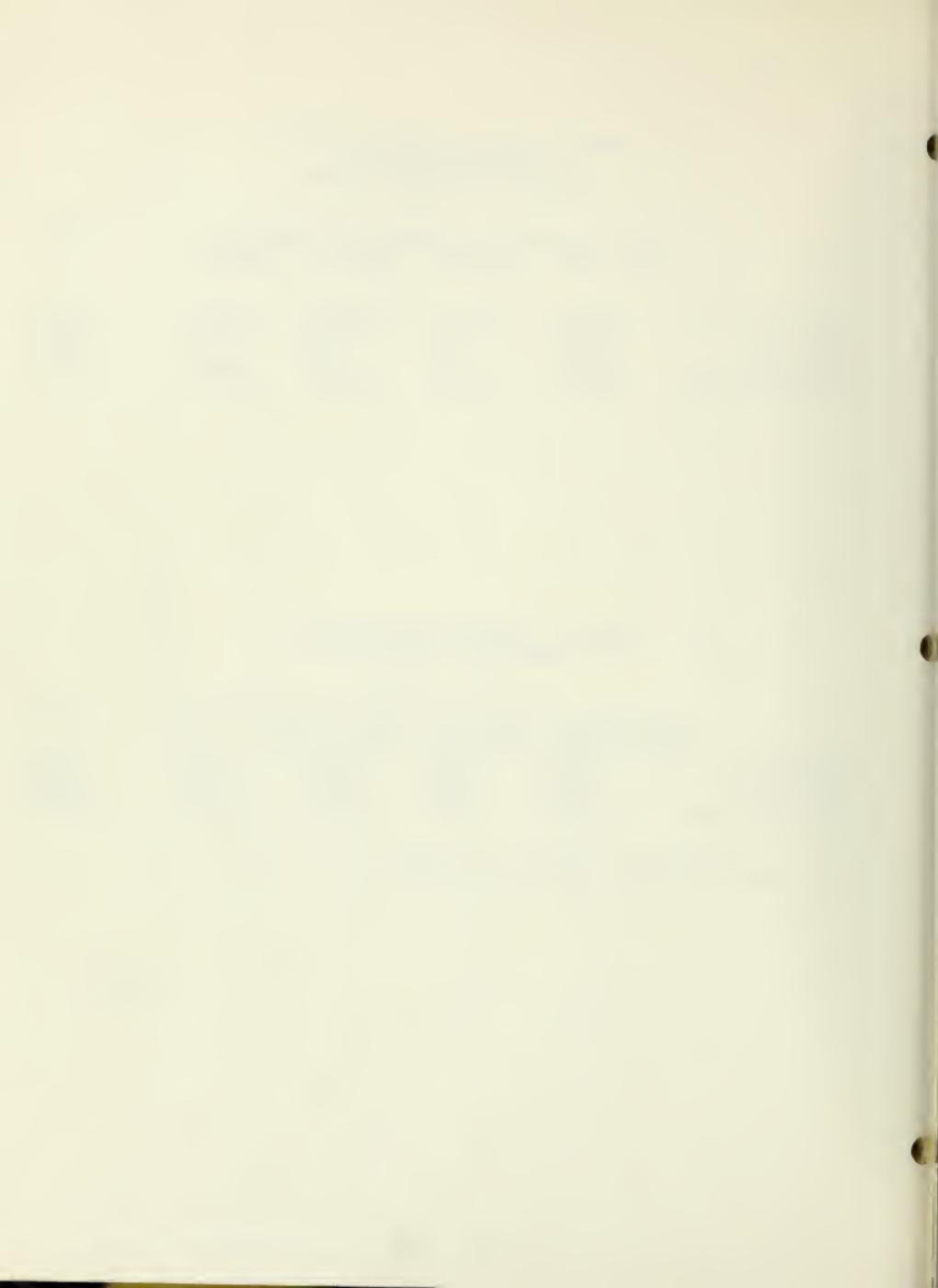
TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL	
	0.50 OR LESS	0.51-1.00	1.01 OR MORE		
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	187503

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TOTAL CITY

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

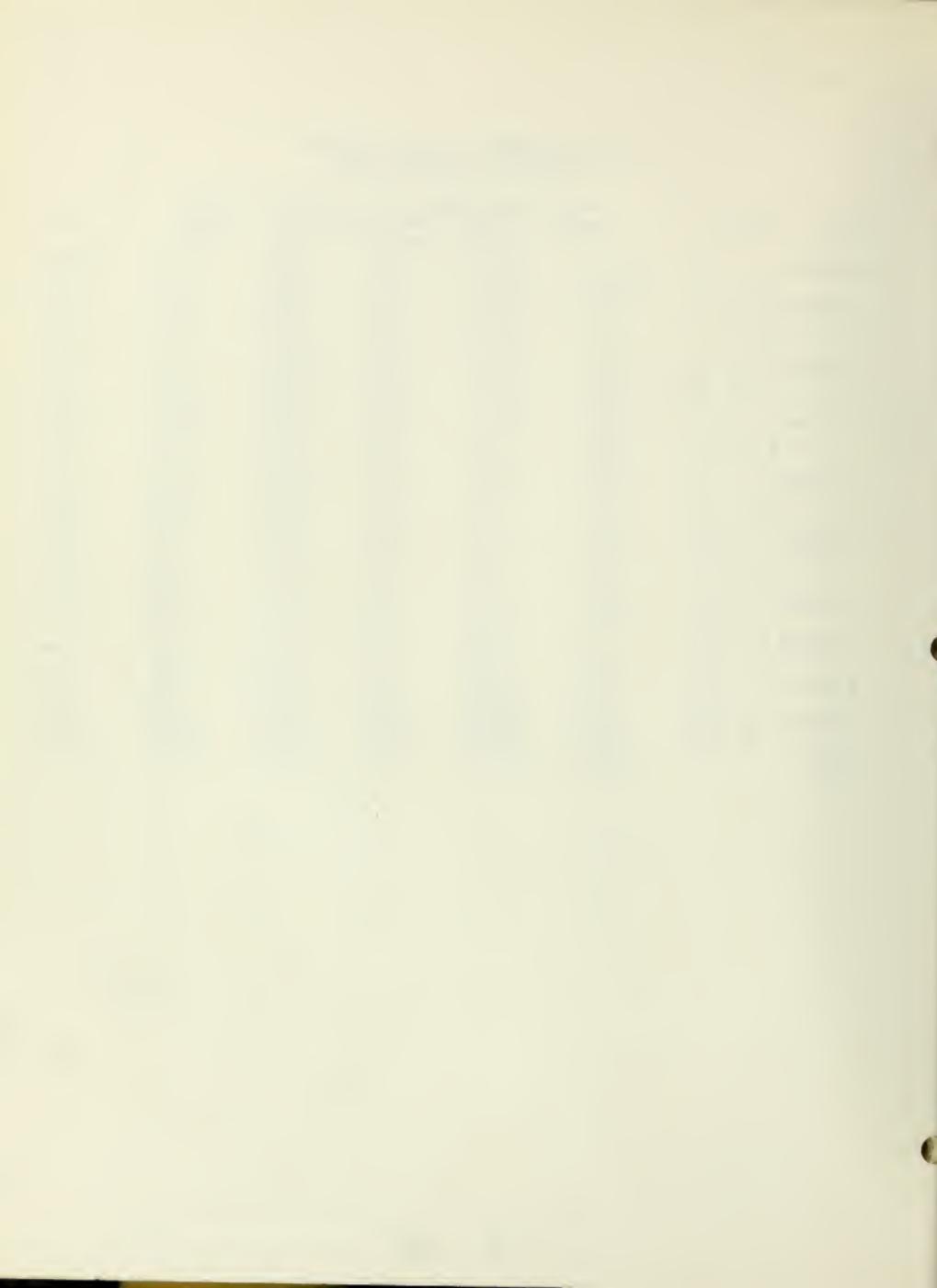
	INCOME					TOTAL
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	
<hr/>						
WHITE						
1 PERSON	17357	3622	1072	386	92	22529
2 PERS - NO CH	1699	984	632	438	98	3851
3+PERS - NO CH	121	115	194	284	182	896
2-4PERS - W/CH	1097	872	457	392	140	2958
5+ PERS - W/CH	340	466	468	311	96	1681
TOTAL	20614	6059	2823	1611	608	31915
NEGRO						
1 PERSON	2167	266	64	6	6	2509
2 PERS - NO CH	584	333	198	82	21	1218
3+PERS - NO CH	75	78	113	80	39	385
2-4PERS - W/CH	799	332	142	62	5	1340
5+ PERS - W/CH	397	288	221	134	77	1117
TOTAL	4022	1297	738	364	148	6569
OTHER RACES						
1 PERSON	3507	425	117	17	0	4066
2 PERS - NO CH	399	171	107	75	6	758
3+PERS - NO CH	11	38	70	85	54	258
2-4PERS - W/CH	319	175	99	40	5	638
5+ PERS - W/CH	92	194	113	79	49	527
TOTAL	4326	1003	500	296	114	6247
ALL RACES						
1 PERSON	23031	4313	1253	409	98	29104
2 PERS - NO CH	2682	1488	937	595	125	5827
3+PERS - NO CH	207	231	377	449	275	1539
2-4PERS - W/CH	2215	1379	698	494	150	4936
5+ PERS - W/CH	829	948	802	524	222	3325
TOTAL	26964	8359	4067	2471	870	44731



TOTAL CITY

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE - TYPE					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
		NO CH	NO CH	W/CH	W/CH		
\$0-1999	LT \$ 4	12719	806	49	376	113	14063
	GT \$ 4	16383	3602	280	3389	890	24544
\$2-2999	LT \$ 4	3348	441	21	222	111	4143
	\$ 40- 6	3301	1066	52	799	399	5617
\$3-3999	GT \$ 6	4439	1878	188	1307	434	8246
	LT \$ 6	5667	1802	179	1352	736	9736
\$ 60- 8	\$ 60- 8	3736	1483	150	1167	585	7121
	GT \$ 8	2221	1075	160	928	300	4684
\$4-4999	LT \$ 8	8964	3574	290	2927	1576	17331
	\$ 80-10	1883	864	60	620	298	3731
\$5-5999	GT \$10	921	784	131	370	188	2394
	LT \$10	7337	4913	575	3693	1956	18474
\$6-6999	\$100-12	469	467	72	414	113	1535
	GT \$12	414	435	109	240	123	1321
\$7-7999	LT \$12	3960	4830	695	3370	1791	14646
	\$120-14	111	85	27	39	14	276
\$8-8999	GT \$14	273	388	69	193	122	1045
	LT \$14	2145	4369	746	2534	1108	10902
\$9-9999	GT \$14	164	309	55	135	68	731
	LT \$15	87	136	45	55	24	347
GT10000	GT \$15	1163	3622	678	1859	1032	8354
	LT \$15	56	142	61	67	10	336
GT10000	GT \$15	788	3099	693	1350	793	6723
	LT \$15	597	2125	897	470	240	4329
TOTAL	GT \$15	1995	7479	2958	2777	1665	16874
		83141	49774	9246	30653	14689	187503



SAN FRANCISCO HOUSING INVENTORY

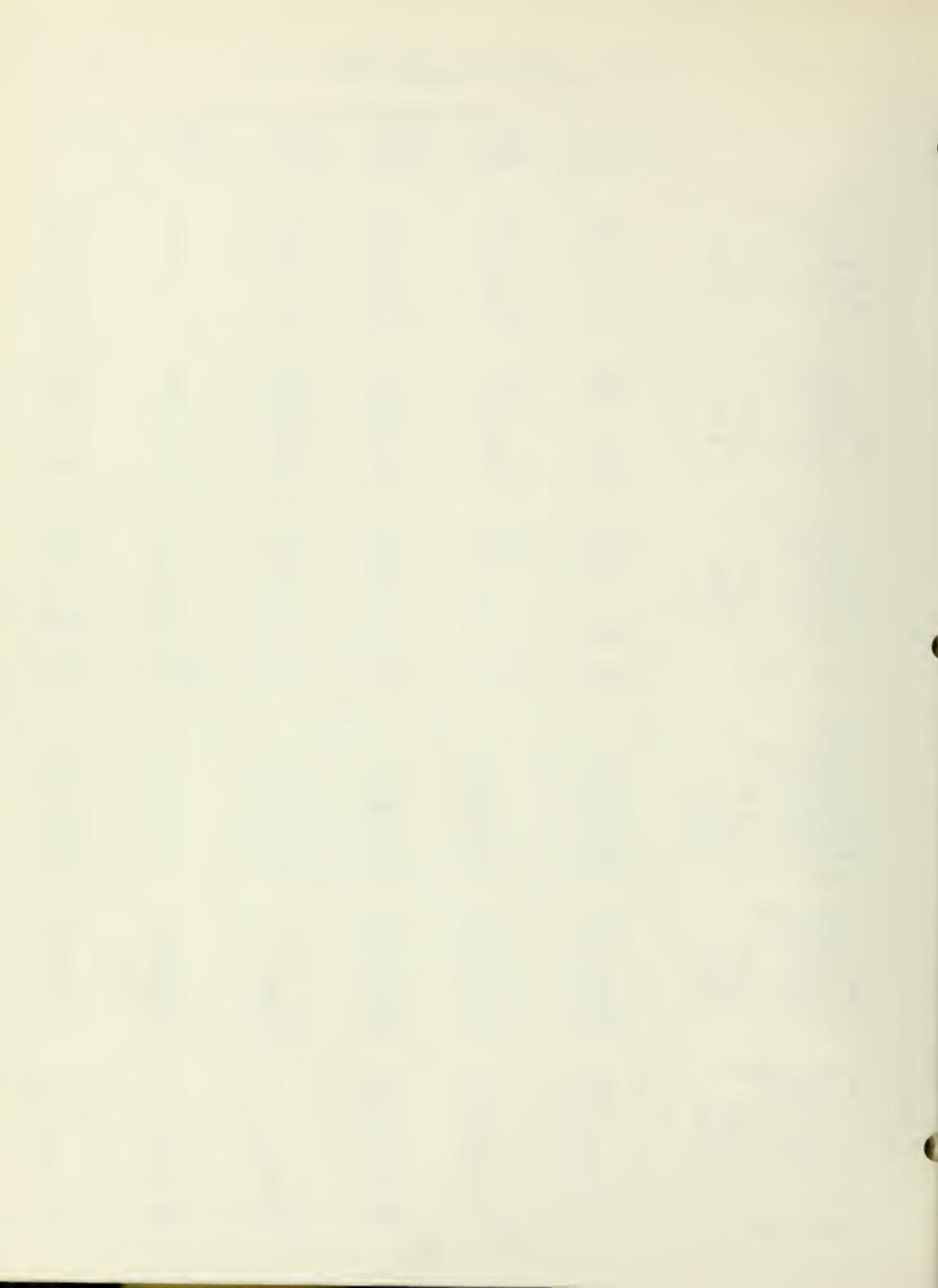
1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: CITY TOTAL

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	99	1370	365	217	2051	
4	SF/Rent/3-4	2474	8587	1058	277	12,396	
6	SF/Rent/5-6	3761	6411	732	121	11025	
8	SF/Rent/7+	1564	1349	123	25	3061	28533
3	SF/Own/1-4	3072	6819	652	163	10706	
5	SF/Own/5-6	31,803	24584	1348	130	57865	
7	SF/Own/7+	10,237	2577	303	28	13145	81,716
12	2-4/Rent/1	225	837	722	234	2018	
14	2-4/Rent/2	266	2908	838	354	4366	
16	2-4/Rent/3-4	2884	18999	3209	631	25723	
18	2-4/Rent/5-6	4650	11938	1451	225	18264	
20	2-4/Rent/7+	1214	932	189	71	2406	52777
15	2-4/Own/1-4	1035	3214	424	62	4735	
17	2-4/Own/5-6	2736	6736	536	195	10203	
19	2-4/Own/7+	544	1388	115	12	2059	16997
22	5+/Rent/1	462	8657	17576	6819	33514	
24	5+/Rent/2	114	25794	4026	2073	32997	
26	5+/Rent/3-4	9809	30488	2649	854	43800	
28	5+/Rent/5-6	2529	3602	470	149	6750	
30	5+/Rent/7+	382	513	109	27	1031	118,092
25	Pub.Hsng/3-4	152	4684	45	0	4886	
27	Pub.Hsng/5-6	130	1648	30	0	1808	
29	Pub.Hsng/7+	5	30	0	0	35	6729
		81,137	174,070	36,970	12,667		304,844
Total							



INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000		
	-3999	-5999	-7999	-11999	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	286	142	85	29	5	547
2 PERS - NO CH	92	66	97	95	20	370
3+PERS - NO CH	6	13	6	15	24	64
4-4PERS - W/CH	81	25	30	5	0	141
5+ PERS - W/CH	5	16	20	0	0	41
TOTAL	470	262	238	144	49	1163
HEAD 35-59						
1 PERSON	582	264	81	62	31	1020
2 PERS - NO CH	158	114	100	110	54	536
3+PERS - NO CH	4	11	10	10	30	65
4-4PERS - W/CH	72	51	21	28	10	182
5+ PERS - W/CH	30	11	5	26	5	77
TOTAL	846	451	217	236	130	1880
HEAD OVER 60						
1 PERSON	1243	231	40	17	20	1551
2 PERS - NO CH	354	161	65	63	6	649
3+PERS - NO CH	17	0	25	16	14	72
4-4PERS - W/CH	6	5	0	10	0	21
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	1620	402	130	106	40	2298
GRAND TOTAL	2936	1115	585	486	219	5341
NEGRO						
HEAD UNDER 35						
1 PERSON	345	99	5	6	0	455
2 PERS - NO CH	153	130	41	40	0	364
3+PERS - NO CH	20	6	11	25	0	62
4-4PERS - W/CH	514	90	34	9	0	647
5+ PERS - W/CH	200	101	32	21	6	360
TOTAL	1232	426	123	101	6	1888
HEAD 35-59						
1 PERSON	859	197	42	5	0	1103
2 PERS - NO CH	370	292	214	72	10	958
3+PERS - NO CH	63	61	67	80	55	326
4-4PERS - W/CH	322	141	111	36	15	625
5+ PERS - W/CH	160	123	92	95	28	498
TOTAL	1774	814	526	288	108	3510
HEAD OVER 60						
1 PERSON	389	16	11	0	0	416
2 PERS - NO CH	135	26	21	0	10	192
3+PERS - NO CH	19	20	26	0	4	69
4-4PERS - W/CH	16	21	10	6	0	53
5+ PERS - W/CH	5	11	6	14	10	46
TOTAL	564	94	74	20	24	776
GRAND TOTAL	3570	1334	723	409	138	6174



INCOME						TOTAL	
\$ 0	\$4000	\$6000	\$8000	\$12000 OVER			
OTHER RACES							
HEAD UNDER 35							
1 PERSON	110	31	17	0	0	158	
2 PERS - NO CH	28	33	9	17	5	92	
3+PERS - NO CH	0	0	0	11	0	11	
2-4PERS - W/CH	42	20	28	22	9	121	
5+ PERS - W/CH	6	5	16	15	10	52	
TOTAL	186	89	70	65	24	434	
HEAD 35-59							
1 PERSON	141	72	20	10	0	243	
2 PERS - NO CH	27	28	32	15	15	117	
3+PERS - NO CH	0	11	5	22	15	53	
2-4PERS - W/CH	85	42	43	24	6	200	
5+ PERS - W/CH	5	64	39	44	16	168	
TOTAL	258	217	139	115	52	781	
HEAD OVER 60							
1 PERSON	128	0	0	0	0	128	
2 PERS - NO CH	46	12	11	5	0	74	
3+PERS - NO CH	23	5	16	23	10	77	
2-4PERS - W/CH	16	5	0	0	0	21	
5+ PERS - W/CH	0	0	0	20	0	20	
TOTAL	213	22	27	48	10	320	
GRAND TOTAL	657	328	236	228	86	1535	
TOTAL							
HEAD UNDER 35							
1 PERSON	741	272	107	35	5	1160	
2 PERS - NO CH	273	229	147	152	25	826	
3+PERS - NO CH	26	19	17	51	24	137	
2-4PERS - W/CH	637	135	92	36	9	909	
5+ PERS - W/CH	211	122	68	36	16	453	
TOTAL	1888	777	431	310	79	3485	
HEAD 35-59							
1 PERSON	1582	533	143	77	31	2366	
2 PERS - NO CH	555	434	346	197	79	1611	
3+PERS - NO CH	67	83	82	112	100	444	
2-4PERS - W/CH	479	234	175	88	31	1007	
5+ PERS - W/CH	195	198	136	165	49	743	
TOTAL	2878	1482	882	639	290	6171	
HEAD OVER 60							
1 PERSON	1760	247	51	17	20	2095	
2 PERS - NO CH	535	199	97	68	16	915	
3+PERS - NO CH	59	25	67	39	28	218	
2-4PERS - W/CH	38	31	10	16	0	95	
5+ PERS - W/CH	5	16	6	34	10	71	
TOTAL	2397	518	231	174	74	3394	
GRAND TOTAL	7163	2777	1544	1123	443	13050	

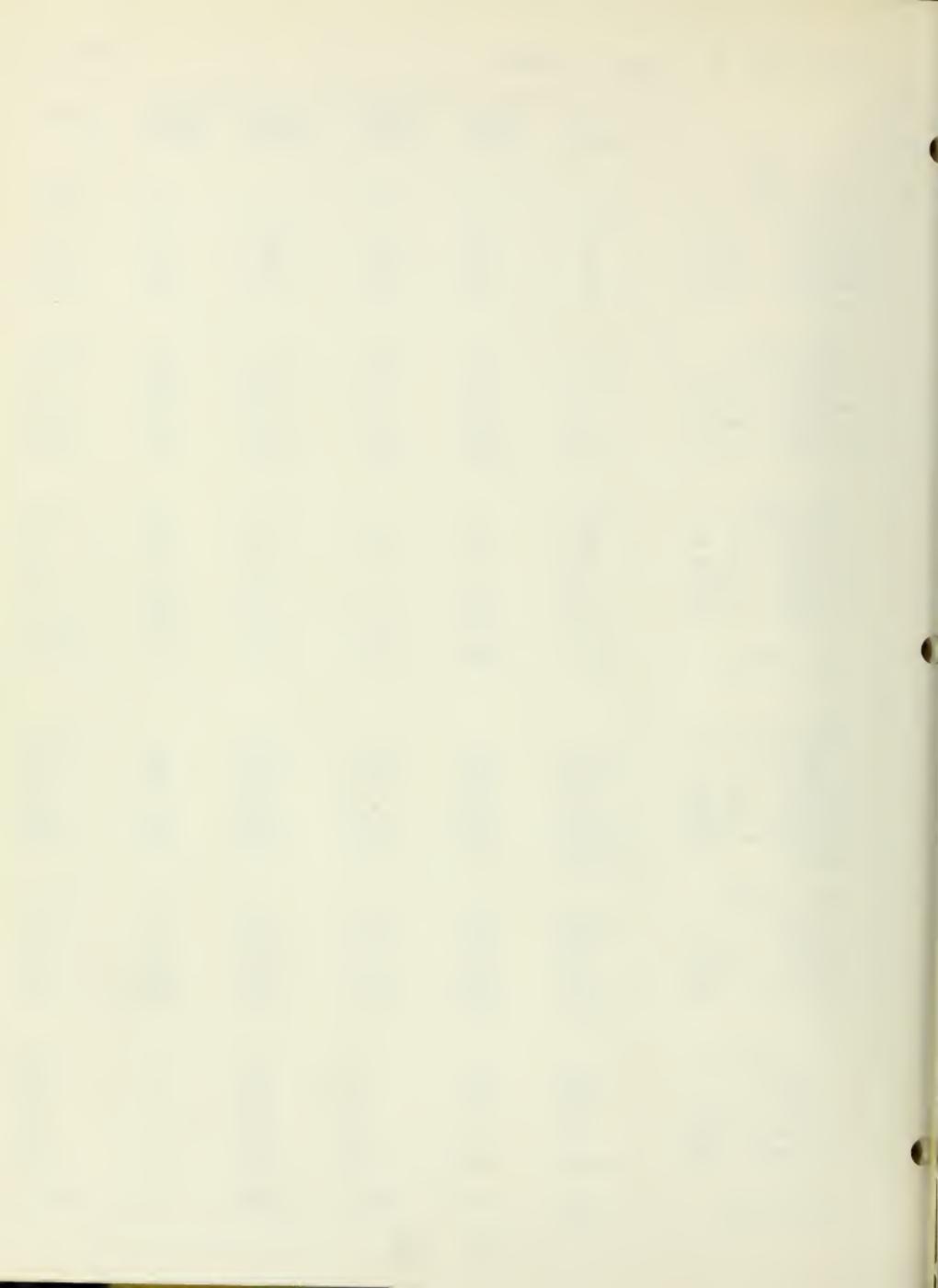
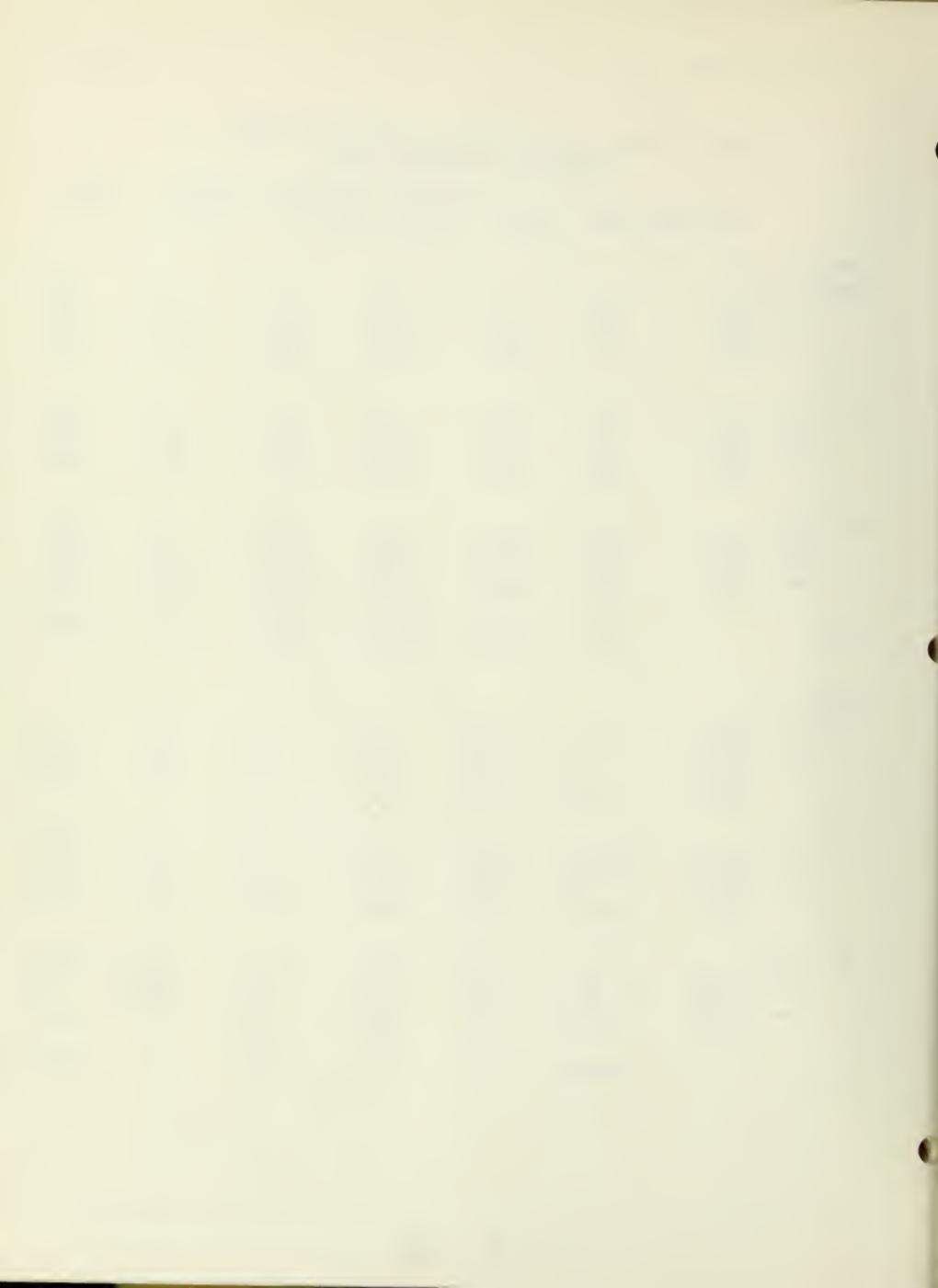


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL	
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	20	33	10	0	0	63	
3-4 ROOMS	35	97	25	0	0	157	
5+ ROOMS	6	103	113	26	14	262	
TOTAL	61	233	148	26	14	482	
2-4 UNITS							
1-2 ROOMS	39	130	7	0	0	176	
3-4 ROOMS	55	576	183	10	0	824	
5+ ROOMS	16	223	334	25	22	620	
TOTAL	110	929	524	35	22	1620	
5+ UNITS							
1-2 ROOMS	161	1376	581	30	5	2153	
3-4 ROOMS	301	1388	780	158	30	2657	
5+ ROOMS	38	135	138	24	73	408	
TOTAL	500	2899	1499	212	108	5218	
TOTAL	671	4061	2171	273	144	7320	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	21	15	0	0	0	36	
3-4 ROOMS	5	58	35	0	0	98	
5+ ROOMS	6	70	31	3	0	110	
TOTAL	32	143	66	3	0	244	
2-4 UNITS							
1-2 ROOMS	191	129	5	0	0	325	
3-4 ROOMS	48	187	86	0	0	321	
5+ ROOMS	5	92	149	12	0	258	
TOTAL	244	408	240	12	0	904	
5+ UNITS							
1-2 ROOMS	759	626	114	0	5	1504	
3-4 ROOMS	36	235	71	0	0	342	
5+ ROOMS	5	15	53	5	0	78	
TOTAL	800	876	238	5	5	1924	
TOTAL	1076	1427	544	20	5	3072	



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	46	11	0	0	0	57
3-4 ROOMS	0	32	5	0	0	37
5+ ROOMS	0	22	10	0	0	32
TOTAL	46	65	15	0	0	126
2-4 UNITS						
1-2 ROOMS	134	83	15	0	0	232
3-4 ROOMS	11	121	32	5	0	169
5+ ROOMS	10	28	27	18	0	83
TOTAL	155	232	74	23	0	484
5+ UNITS						
1-2 ROOMS	983	376	20	0	0	1379
3-4 ROOMS	36	119	21	0	0	176
5+ ROOMS	5	21	21	6	0	53
TOTAL	1024	516	62	6	0	1608
TOTAL	1225	813	151	29	0	2218
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	87	59	10	0	0	156
3-4 ROOMS	40	187	65	0	0	292
5+ ROOMS	12	195	154	29	14	404
TOTAL	139	441	229	29	14	852
2-4 UNITS						
1-2 ROOMS	364	342	27	0	0	733
3-4 ROOMS	114	884	301	15	0	1314
5+ ROOMS	31	343	510	55	22	961
TOTAL	509	1569	838	70	22	3008
5+ UNITS						
1-2 ROOMS	1903	2378	715	30	10	5036
3-4 ROOMS	373	1742	872	158	30	3175
5+ ROOMS	48	171	212	35	73	539
TOTAL	2324	4291	1799	223	113	8750
TOTAL	2972	6301	2866	322	149	12610

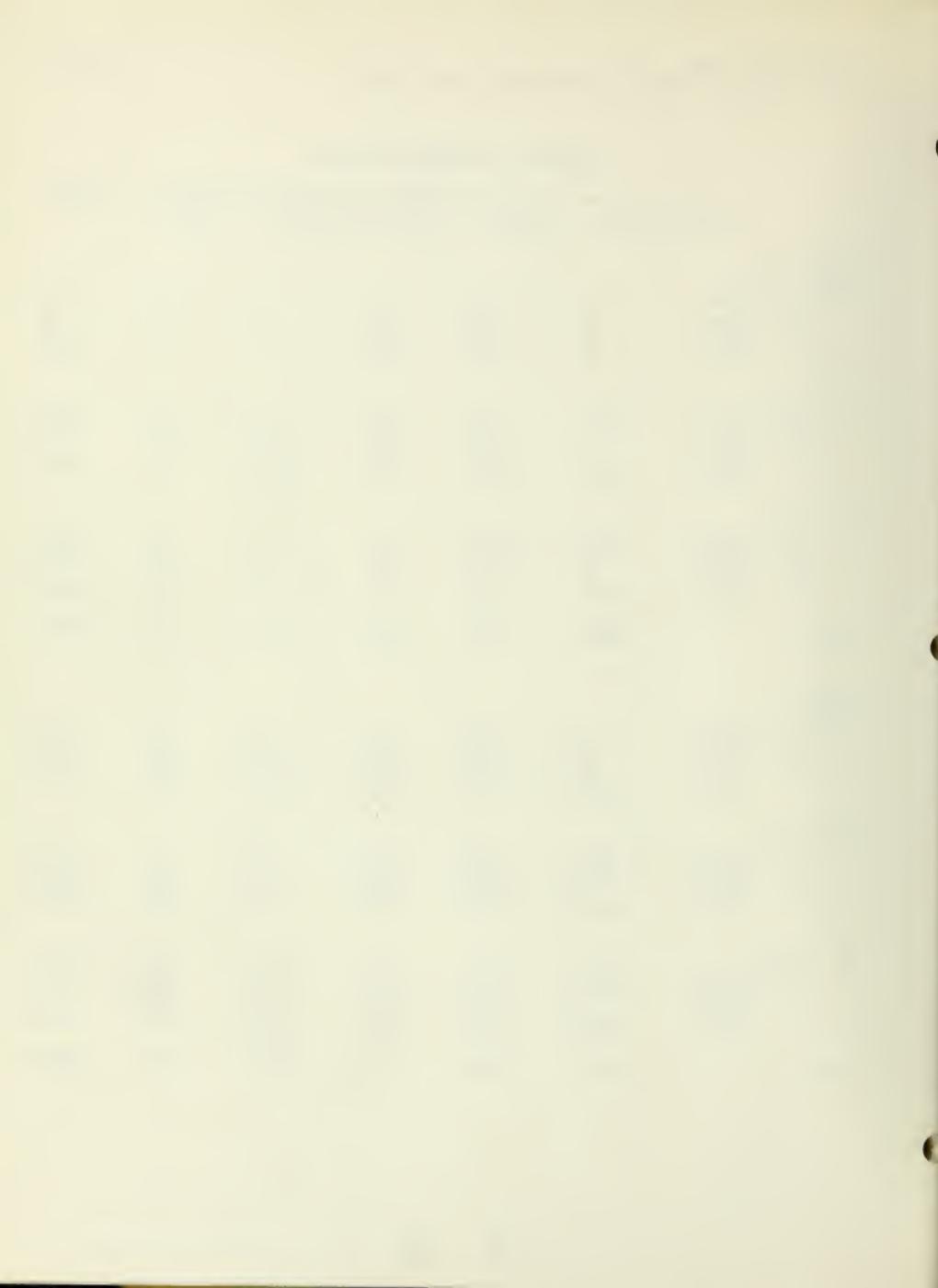


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	11	0	6	4	26
5+ ROOMS	10	58	71	26	38	203
TOTAL	15	69	71	32	42	229
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	11	11	21	0	4	47
TOTAL	11	11	21	0	4	47
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	4	4	0	0	0	8
TOTAL	4	4	0	0	0	8
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	11	0	6	4	26
5+ ROOMS	25	73	92	26	42	258
TOTAL	30	84	92	32	46	284
GRAND TOTAL	60	168	184	64	92	568

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	5465	939	249	667	7320
CONDITION 3	2813	219	30	10	3072
CONDITION 4	2098	106	0	14	2218
ALL CONDITIONS	10376	1264	279	691	12610

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**
CONDITION 1 + 2	3241	3117	544	74
CONDITION 3	904	1464	384	48
CONDITION 4	563	1115	250	37
ALL CONDITIONS	4708	5696	1178	159

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

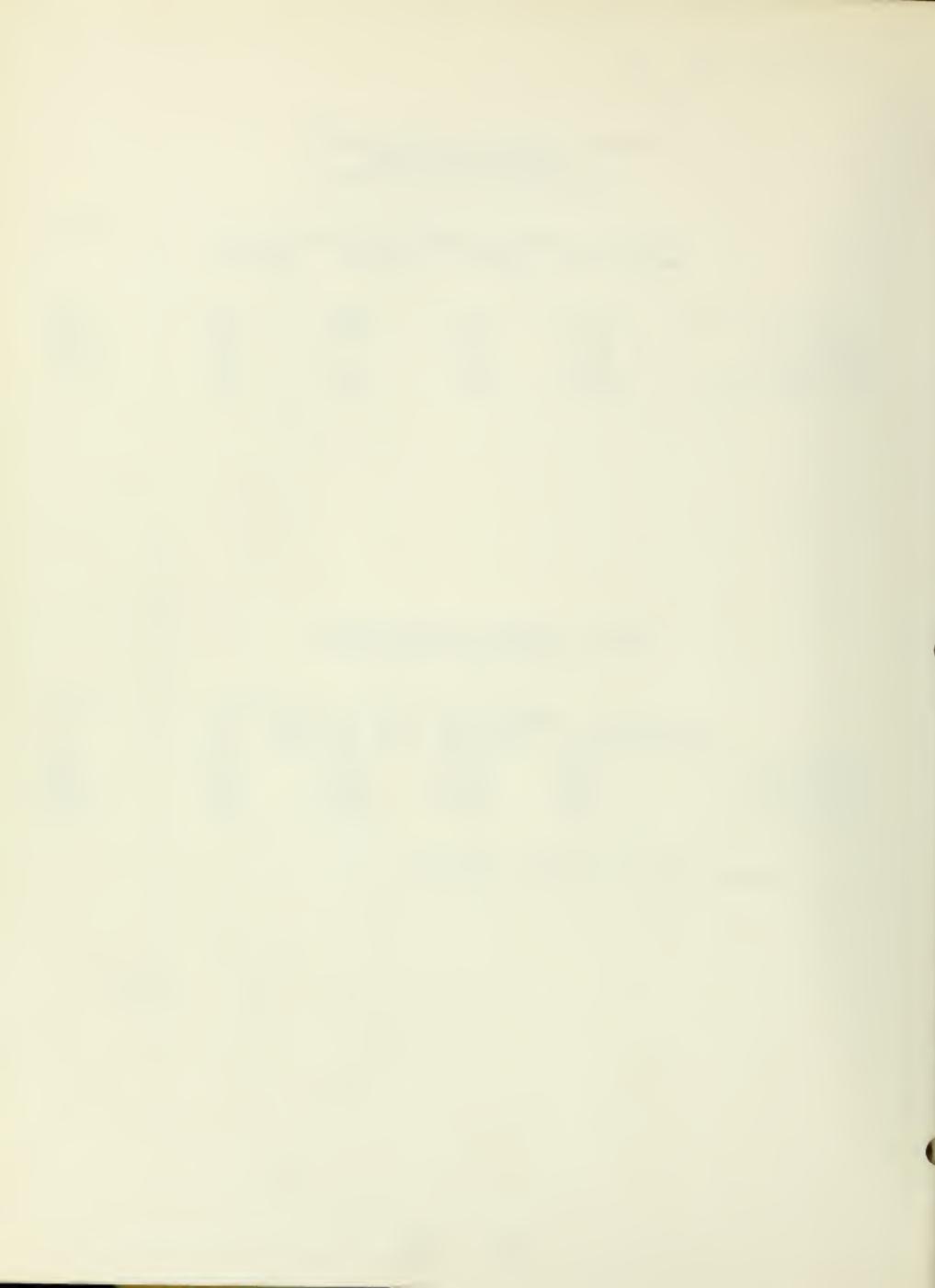


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

		INCOME					
		\$0	\$4000	\$6000	\$8000	\$12000 OVER	TOTAL
		-3999	-5999	-7999	-11999		
WHITE							
1 PERSON	1049	170	60	34	5		1318
2 PERS - NO CH	153	88	40	30	20		331
3+PERS - NO CH	12	8	10	9	5		44
3-4PERS - W/CH	56	20	5	13	0		94
5+ PERS - W/CH	10	12	15	11	5		53
TOTAL	1280	298	130	97	35		1840
NEGRO							
1 PERSON	1013	164	17	6	0		1200
2 PERS - NO CH	280	152	58	30	5		525
3+PERS - NO CH	56	25	48	28	4		161
3-4PERS - W/CH	325	78	48	12	0		463
5+ PERS - W/CH	190	77	78	40	32		417
TOTAL	1864	496	249	116	41		2766
OTHER RACES							
1 PERSON	233	55	27	5	0		320
2 PERS - NO CH	44	23	0	0	0		67
3+PERS - NO CH	0	5	11	20	5		41
3-4PERS - W/CH	50	26	31	0	0		107
5+ PERS - W/CH	0	16	25	36	6		83
TOTAL	327	125	94	61	11		618
ALL RACES							
1 PERSON	2295	389	104	45	5		2838
2 PERS - NO CH	477	263	98	60	25		923
3+PERS - NO CH	68	38	69	57	14		246
3-4PERS - W/CH	431	124	84	25	0		664
5+ PERS - W/CH	200	105	118	87	43		553
TOTAL	3471	919	473	274	87		5224
GRAND TOTAL	6942	1838	946	548	174		10448

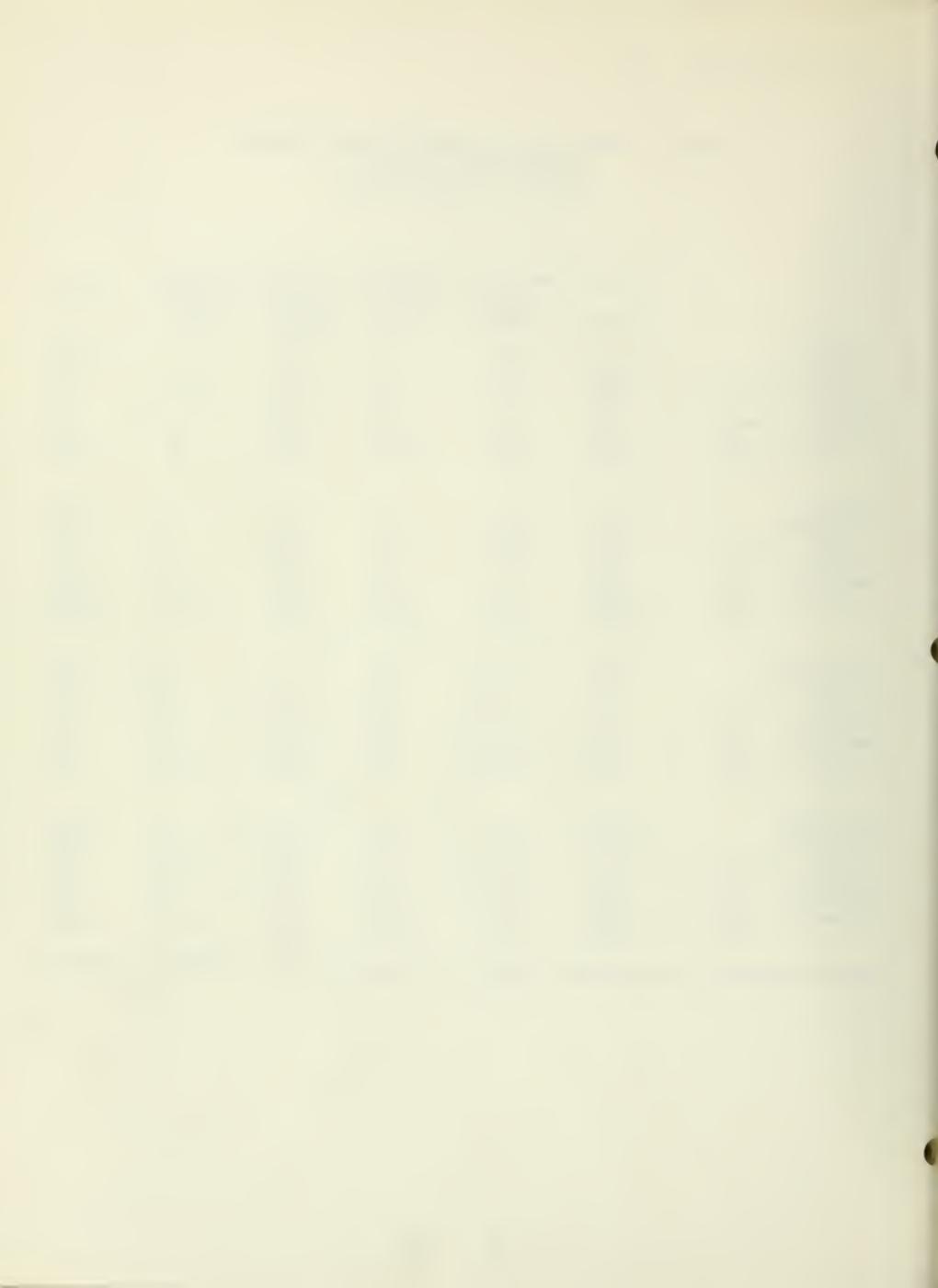
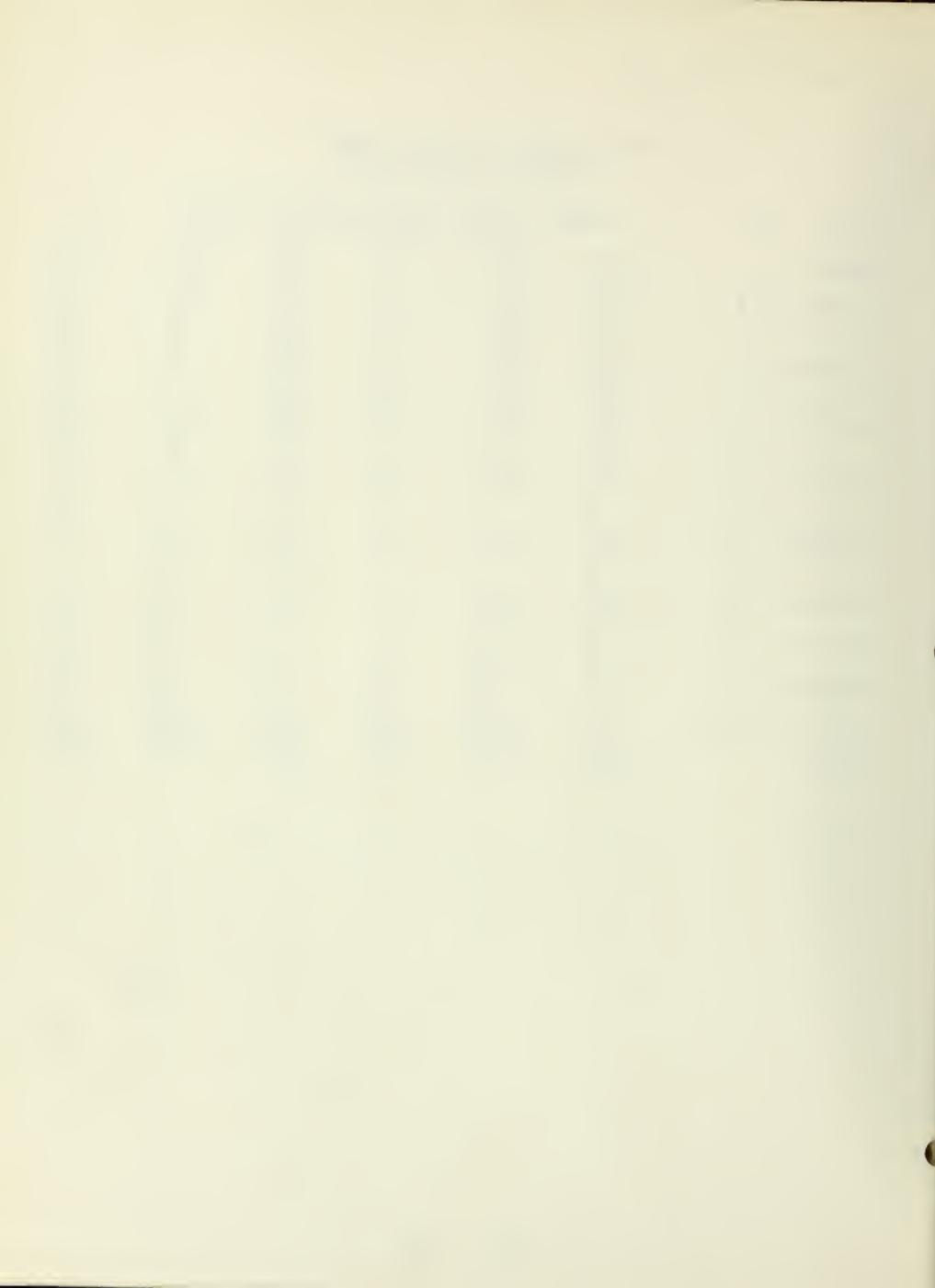


TABLE 7. RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE - TYPE				TOTAL	
		1 PERS	2 PERS	3+PERS	2-4 PERS		
		NO CH	NO CH	W/CH	W/CH		
\$0-1999	LT \$ 4	1202	111	5	53	10	1381
	GT \$ 4	1213	322	32	423	135	2125
\$2-2999	LT \$ 4	245	73	6	58	10	392
	\$ 40- 6	311	154	10	160	58	693
	GT \$ 6	197	131	21	121	68	538
\$3-3999	LT \$ 6	509	268	5	138	42	962
	\$ 60- 8	164	144	25	90	60	483
	GT \$ 8	67	16	5	35	6	129
\$4-4999	LT \$ 8	529	298	40	161	110	1138
	\$ 80-10	66	48	0	22	36	172
	GT \$10	20	11	0	5	14	50
\$5-5999	LT \$10	403	411	56	152	115	1137
	\$100-12	0	5	0	5	5	15
	GT \$12	5	5	0	0	0	10
\$6-6999	LT \$12	179	275	68	133	106	761
	\$120-14	3	0	0	0	0	3
	GT \$14	2	0	0	0	0	8
\$7-7999	LT \$14	102	214	57	104	50	527
	GT \$14	6	13	0	0	2	21
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	30	109	49	40	53	281
\$9-9999	LT \$15	0	10	0	0	0	10
	GT \$15	24	93	34	39	33	223
GT10000	LT \$15	0	15	47	5	0	67
	GT \$15	77	239	129	56	114	615
TOTAL		5354	2965	595	1800	1027	11741

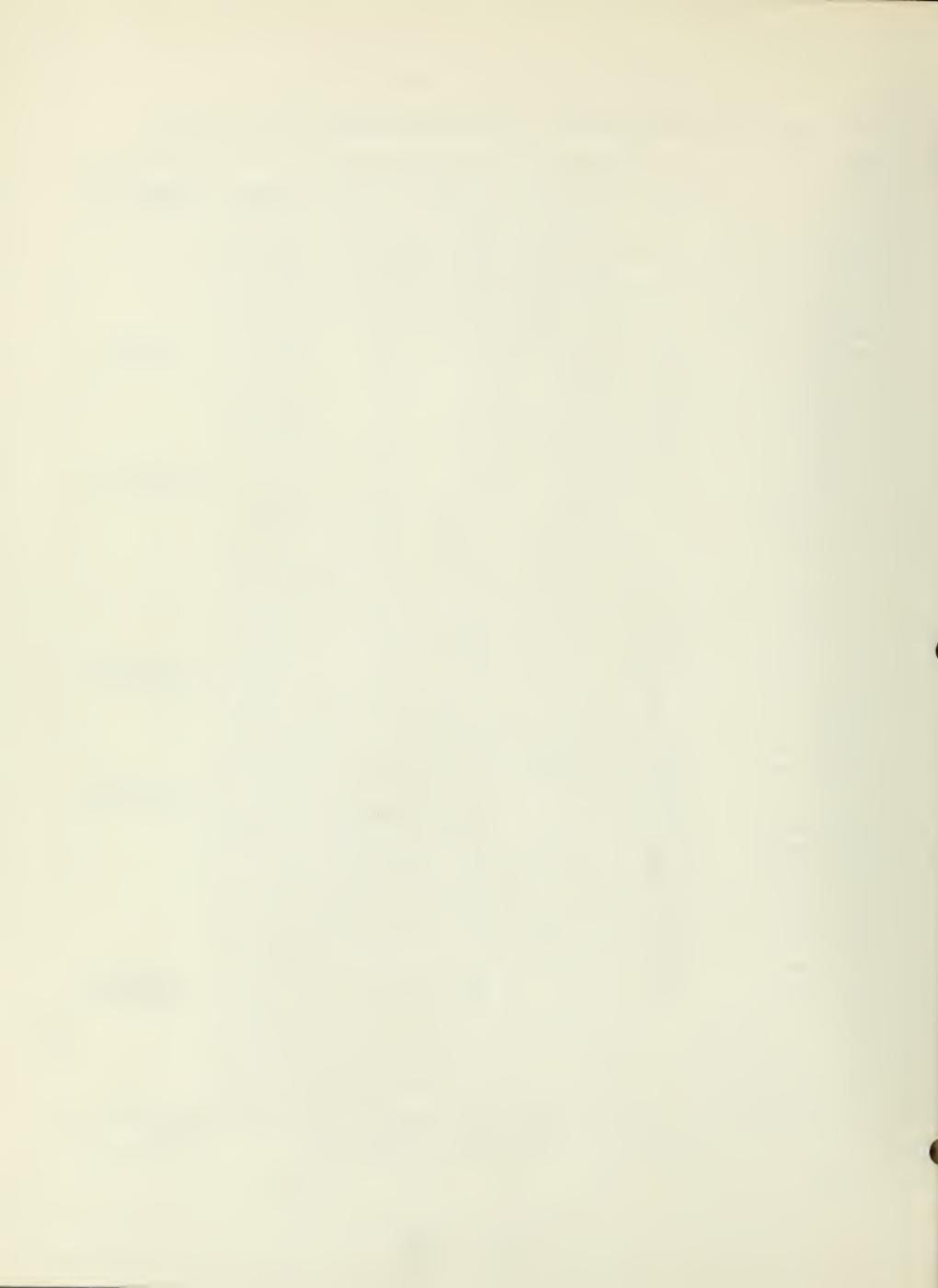


SAN FRANCISCO HOUSING INVENTORY

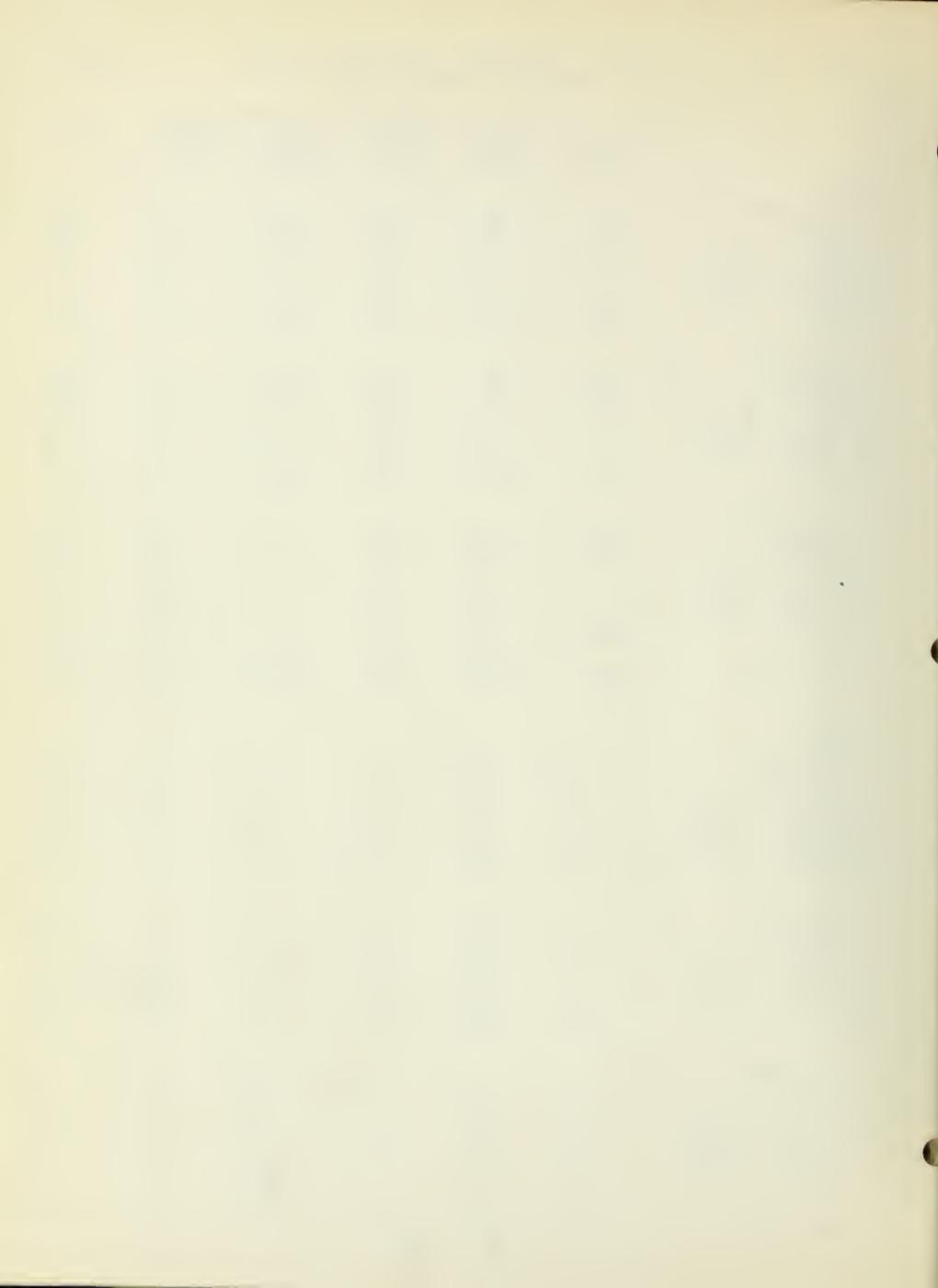
1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: 5

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	0	48	36	57	141	
4	SF/Rent/3-4	0	157	93	37	287	
6	SF/Rent/5-6	11	173	70	27	281	
8	SF/Rent/7+	15	38	27	5	85	794
3	SF/Own/1-4	20	30	9	3	62	
5	SF/Own/5-6	32	63	26	4	125	
7	SF/Own/7+	44	33	26	4	107	294
12	2-4/Rent/1	0	26	175	85	286	
14	2-4/Rent/2	0	165	150	163	478	
16	2-4/Rent/3-4	10	814	326	169	1319	
18	2-4/Rent/5-6	25	507	207	51	790	
20	2-4/Rent/7+	36	77	64	32	209	3082
15	2-4/Own/1-4	8	101	74	15	198	
17	2-4/Own/5-6	28	230	85	33	376	
19	2-4/Own/7+	32	94	50	0	176	742
22	5+/Rent/1	20	216	922	908	2066	
24	5+/Rent/2	29	1893	603	492	3017	
26	5+/Rent/3-4	123	2007	357	204	2691	
28	5+/Rent/5-6	89	250	91	47	477	
30	5+/Rent/7+	10	50	21	21	102	8353
25	Pub., Hsng/3-4	0	593	0	0	593	
27	Pub., Hsng/5-6	0	151	0	0	151	
29	Pub., Hsng/7+	0	0	0	0	0	744
		532	7716	3412	2357		14,017
Total							



	INCOME					
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	TOTAL
	-3999	-5999	-7999	-11999	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	77	35	25	10	5	152
2 PERS - NO CH	11	11	15	40	10	87
3+PERS - NO CH	0	0	6	5	20	31
2-4PERS - W/CH	0	5	10	0	0	15
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	88	51	56	55	35	285
HEAD 35-59						
1 PERSON	52	80	21	15	15	183
2 PERS - NO CH	20	20	10	35	15	100
3+PERS - NO CH	0	0	0	0	15	15
2-4PERS - W/CH	15	11	10	5	5	46
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	87	111	41	55	50	344
HEAD OVER 60						
1 PERSON	166	51	24	0	5	246
2 PERS - NO CH	37	25	15	10	0	87
3+PERS - NO CH	0	0	0	0	14	14
2-4PERS - W/CH	0	0	0	5	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	203	76	39	15	19	352
GRAND TOTAL	378	238	136	125	104	981
NEGRO						
HEAD UNDER 35						
1 PERSON	5	12	0	0	0	17
2 PERS - NO CH	0	11	0	0	0	11
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	10	6	0	0	0	16
5+ PERS - W/CH	6	4	0	0	0	10
TOTAL	21	33	0	0	0	54
HEAD 35-59						
1 PERSON	0	11	0	0	0	11
2 PERS - NO CH	12	11	16	0	0	39
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	0	21	0	0	27
5+ PERS - W/CH	0	11	6	5	0	22
TOTAL	18	33	43	5	0	99
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	5	0	0	0	5
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	14	0	14
TOTAL	0	5	0	14	0	19
GRAND TOTAL	39	71	43	19	0	172



INCOME						TOTAL	
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER		

OTHER RACES							
HEAD UNDER 35							
1 PERSON	20	0	11	0	0	31	
2 PERS - NO CH	6	0	0	0	0	6	
3+PERS - NO CH	0	0	0	0	0	0	
4-4PERS - W/CH	5	0	18	6	5	34	
5+ PERS - W/CH	0	0	5	5	0	10	
TOTAL	31	0	34	11	5	81	
HEAD 35-59							
1 PERSON	10	11	0	0	0	21	
2 PERS - NO CH	0	12	6	0	5	23	
3+PERS - NO CH	0	0	0	6	9	15	
4-4PERS - W/CH	10	0	0	11	0	21	
5+ PERS - W/CH	0	5	4	6	0	15	
TOTAL	20	28	10	23	14	95	
HEAD OVER 60							
1 PERSON	11	0	0	0	0	11	
2 PERS - NO CH	0	0	0	0	0	0	
3+PERS - NO CH	0	0	5	4	0	9	
4-4PERS - W/CH	11	0	0	0	0	11	
5+ PERS - W/CH	0	0	0	0	0	0	
TOTAL	22	0	5	4	0	31	
GRAND TOTAL	73	28	49	38	19	207	
TOTAL							
HEAD UNDER 35							
1 PERSON	102	47	36	10	5	200	
2 PERS - NO CH	17	22	15	40	10	104	
3+PERS - NO CH	0	0	6	5	20	31	
4-4PERS - W/CH	15	11	28	6	5	65	
5+ PERS - W/CH	6	4	5	5	0	20	
TOTAL	140	84	90	66	40	420	
HEAD 35-59							
1 PERSON	62	102	21	15	15	215	
2 PERS - NO CH	32	43	32	35	20	162	
3+PERS - NO CH	0	0	0	6	24	30	
4-4PERS - W/CH	31	11	31	16	5	94	
5+ PERS - W/CH	0	16	10	11	0	37	
TOTAL	125	172	94	83	64	538	
HEAD OVER 60							
1 PERSON	177	51	24	0	5	257	
2 PERS - NO CH	37	25	15	10	0	87	
3+PERS - NO CH	0	5	5	4	14	28	
4-4PERS - W/CH	11	0	0	5	0	16	
5+ PERS - W/CH	0	0	0	14	0	14	
TOTAL	225	81	44	33	19	402	
GRAND TOTAL	490	337	228	182	123	1360	



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	5	5	5	0	0	15
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	11	5	9	25
TOTAL	5	5	16	5	9	40
2-4 UNITS						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	6	42	17	0	0	65
5+ ROOMS	0	21	25	4	5	55
TOTAL	6	69	42	4	5	126
5+ UNITS						
1-2 ROOMS	20	176	196	5	0	397
3-4 ROOMS	26	62	177	102	21	388
5+ ROOMS	0	0	15	5	60	80
TOTAL	46	238	388	112	81	865
TOTAL	57	312	446	121	95	1031
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	5	6	0	0	13
TOTAL	0	10	8	0	0	18
2-4 UNITS						
1-2 ROOMS	9	10	5	0	0	24
3-4 ROOMS	0	0	6	0	0	6
5+ ROOMS	0	6	5	0	0	11
TOTAL	9	16	16	0	0	41
5+ UNITS						
1-2 ROOMS	15	41	0	0	0	56
3-4 ROOMS	0	5	5	0	0	10
5+ ROOMS	0	0	0	0	0	0
TOTAL	15	46	5	0	0	66
TOTAL	24	72	29	0	0	125



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	16	4	0	0	0	20
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	4	0	3	0	7
TOTAL	16	13	0	3	0	32
5+ UNITS						
1-2 ROOMS	75	20	0	0	0	95
3-4 ROOMS	0	28	0	0	0	28
5+ ROOMS	0	6	0	0	0	6
TOTAL	75	54	0	0	0	129
TOTAL	91	67	0	3	0	161
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	5	5	5	0	0	15
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	5	19	5	9	38
TOTAL	5	15	24	5	9	58
2-4 UNITS						
1-2 ROOMS	25	20	5	0	0	50
3-4 ROOMS	6	47	23	0	0	76
5+ ROOMS	0	31	30	7	5	73
TOTAL	31	98	58	7	5	199
5+ UNITS						
1-2 ROOMS	110	237	196	5	0	548
3-4 ROOMS	26	95	182	102	21	426
5+ ROOMS	0	6	15	5	60	86
TOTAL	136	338	393	112	81	1060
TOTAL	172	451	475	124	95	1317



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	19	15	0	14	48
TOTAL	0	19	15	0	14	48
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	19	15	0	14	48
TOTAL	0	19	15	0	14	48
GRAND TOTAL	0	38	30	0	28	96

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

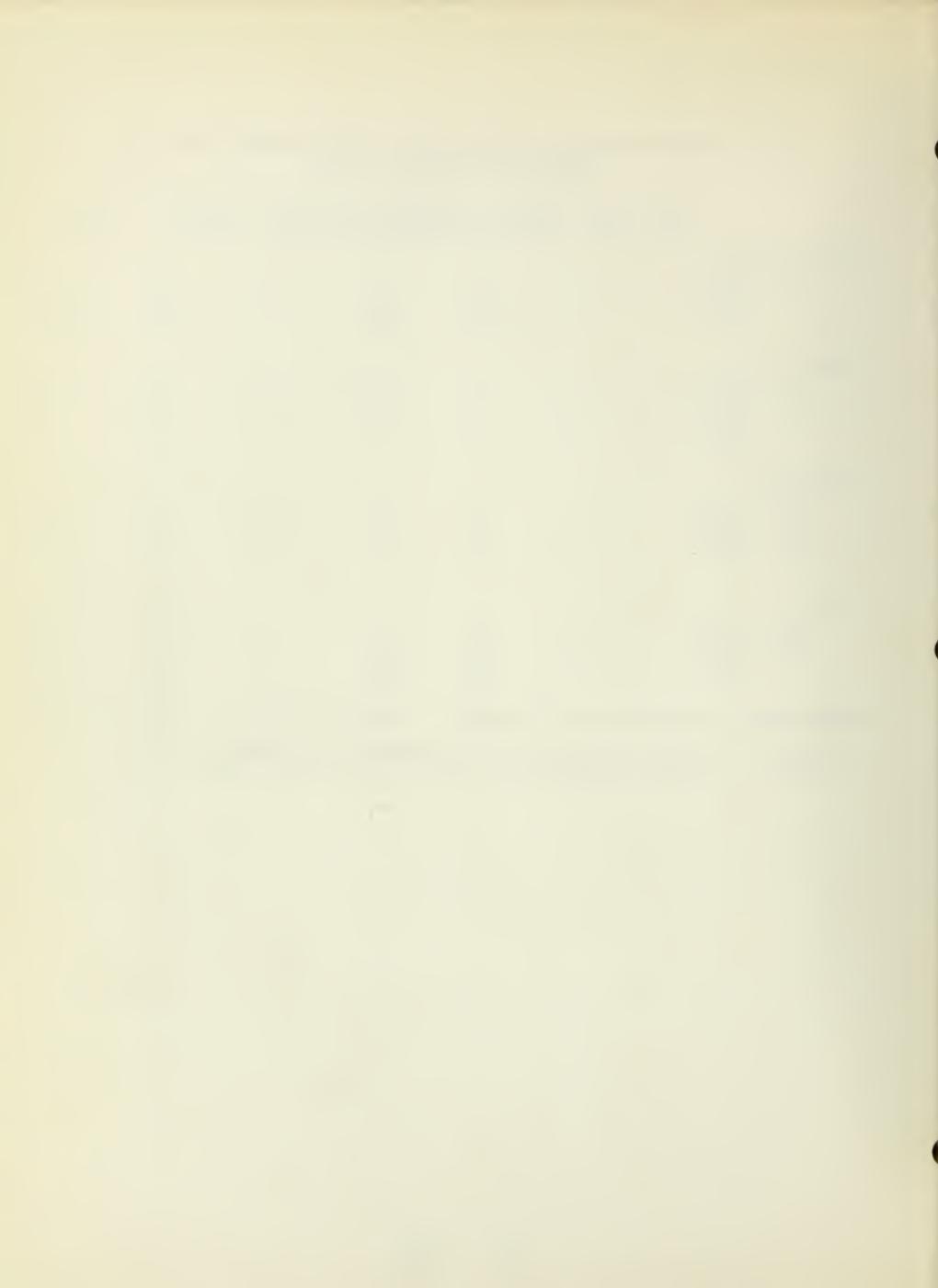


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	944	71	5	11	1031
CONDITION 3	125	0	0	0	125
CONDITION 4	161	0	0	0	161
ALL CONDITIONS	1230	71	5	11	1317

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	
CONDITION 1 + 2	601	362	10	6
CONDITION 3	42	61	15	0
CONDITION 4	56	59	17	0
ALL CONDITIONS	699	482	42	6

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	80	16	15	5	0	116
2 PERS - NO CH	5	6	0	0	0	11
3+PERS - NO CH	0	0	0	5	5	10
4-4PERS - W/CH	10	5	0	0	0	15
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	95	27	15	10	5	152
NEGRO						
1 PERSON	5	6	0	0	0	11
2 PERS - NO CH	6	11	0	0	0	17
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	11	6	0	0	0	17
5+ PERS - W/CH	6	15	0	14	0	35
TOTAL	28	38	0	14	0	80
OTHER RACES						
1 PERSON	20	0	6	0	0	26
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	6	0	0	0	0	6
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	26	5	6	0	0	37
ALL RACES						
1 PERSON	105	22	21	5	0	153
2 PERS - NO CH	11	17	0	0	0	28
3+PERS - NO CH	0	0	0	5	5	10
4-4PERS - W/CH	27	11	0	0	0	38
5+ PERS - W/CH	6	20	0	14	0	40
TOTAL	149	70	21	24	5	269
GRAND TOTAL	298	140	42	48	10	538



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE - TYPE					TOTAL
		1 PERS	2 PERS	3+PERS	2-4 PERS	5+PERS	
		NO CH	NO CH		W/CH	W/CH	
\$0-1999	LT \$ 4	65	0	0	0	0	65
	GT \$ 4	104	15	0	11	0	130
\$2-2999	LT \$ 4	19	6	0	0	0	25
	\$ 40- 6	21	11	0	10	6	48
	GT \$ 6	26	15	0	15	0	56
\$3-3999	LT \$ 6	36	6	0	6	0	48
	\$ 60- 8	35	21	0	0	0	56
	GT \$ 8	31	6	0	10	0	47
\$4-4999	LT \$ 8	59	26	5	0	6	96
	\$ 80-10	36	11	0	0	0	47
	GT \$10	15	5	0	0	0	20
\$5-5999	LT \$10	80	43	0	17	9	149
	\$100-12	0	5	0	5	0	10
	GT \$12	5	0	0	0	0	5
\$6-6999	LT \$12	40	32	0	28	0	100
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	6	0	0	6
\$7-7999	LT \$14	31	8	5	26	0	70
	GT \$14	6	12	0	0	0	18
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	10	15	5	6	0	36
\$9-9999	LT \$15	0	10	0	0	0	10
	GT \$15	0	21	0	10	6	37
	GT \$15	0	15	30	5	0	50
GT10000	LT \$15	0	50	20	10	0	100
	GT \$15	20	50	20	10	0	100
TOTAL		639	333	71	159	27	1229



INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER	
-3999						
WHITE						
HEAD UNDER 35						
1 PERSON	10	15	0	4	0	29
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	5	0	5
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	15	15	0	9	0	39
HEAD 35-59						
1 PERSON	36	5	5	0	0	46
2 PERS - NO CH	0	5	0	0	11	16
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	5	5	0	15
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	41	10	10	5	11	77
HEAD OVER 60						
1 PERSON	80	0	5	0	0	85
2 PERS - NO CH	15	0	0	0	0	15
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	95	10	5	0	0	110
GRAND TOTAL	151	35	15	14	11	226
NEGRO						
HEAD UNDER 35						
1 PERSON	87	12	0	0	0	99
2 PERS - NO CH	0	17	11	0	0	28
3+PERS - NO CH	5	6	0	12	0	23
2-4PERS - W/CH	60	10	0	0	0	70
5+ PERS - W/CH	34	15	0	0	0	49
TOTAL	186	60	11	12	0	269
HEAD 35-59						
1 PERSON	93	33	17	0	0	143
2 PERS - NO CH	82	57	10	0	0	149
3+PERS - NO CH	5	10	5	22	6	48
2-4PERS - W/CH	23	27	6	5	5	66
5+ PERS - W/CH	22	25	36	24	0	107
TOTAL	225	152	74	51	11	513
HEAD OVER 60						
1 PERSON	141	5	0	0	0	146
2 PERS - NO CH	16	0	0	0	0	16
3+PERS - NO CH	0	5	6	0	0	11
2-4PERS - W/CH	6	0	0	6	0	12
5+ PERS - W/CH	5	0	0	0	0	5
TOTAL	168	10	6	6	0	190
GRAND TOTAL	579	222	91	69	11	972



	INCOME					
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	16	12	6	0	0	34
2 PERS - NO CH	0	6	0	6	0	12
3+PERS - NO CH	0	0	0	6	0	6
2-4PERS - W/CH	5	0	5	5	0	15
5+ PERS - W/CH	6	0	0	6	6	18
TOTAL	27	18	11	23	6	85
HEAD 35-59						
1 PERSON	46	24	10	0	0	80
2 PERS - NO CH	11	11	0	10	0	32
3+PERS - NO CH	0	6	5	16	0	27
2-4PERS - W/CH	34	22	28	0	0	84
5+ PERS - W/CH	0	34	6	5	11	56
TOTAL	91	97	49	31	11	279
HEAD OVER 60						
1 PERSON	65	0	0	0	0	65
2 PERS - NO CH	10	12	11	0	0	33
3+PERS - NO CH	0	5	6	5	5	21
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	0	0	11	0	11
TOTAL	75	22	17	16	5	135
GRAND TOTAL	193	137	77	70	22	499
TOTAL						
HEAD UNDER 35						
1 PERSON	113	39	6	4	0	162
2 PERS - NO CH	5	23	11	6	0	45
3+PERS - NO CH	5	6	0	23	0	34
2-4PERS - W/CH	65	10	5	5	0	85
5+ PERS - W/CH	40	15	0	6	6	67
TOTAL	228	93	22	44	6	393
HEAD 35-59						
1 PERSON	175	62	32	0	0	269
2 PERS - NO CH	93	73	10	10	11	197
3+PERS - NO CH	5	16	10	38	6	75
2-4PERS - W/CH	62	49	39	10	5	165
5+ PERS - W/CH	22	59	42	29	11	163
TOTAL	357	259	133	87	33	869
HEAD OVER 60						
1 PERSON	286	5	5	0	0	296
2 PERS - NO CH	41	12	11	0	0	64
3+PERS - NO CH	0	10	12	5	5	32
2-4PERS - W/CH	6	10	0	6	0	22
5+ PERS - W/CH	5	5	0	11	0	21
TOTAL	338	42	28	22	5	435
GRAND TOTAL	923	394	183	153	44	1697

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	16	5	0	0	21
5+ ROOMS	0	17	17	11	0	45
TOTAL	0	33	22	11	0	66
2-4 UNITS						
1-2 ROOMS	8	16	0	0	0	24
3-4 ROOMS	0	99	12	5	0	116
5+ ROOMS	0	56	48	5	6	115
TOTAL	8	171	60	10	6	255
5+ UNITS						
1-2 ROOMS	17	64	15	0	0	96
3-4 ROOMS	0	68	74	0	0	142
5+ ROOMS	0	0	11	0	0	11
TOTAL	17	132	100	0	0	249
TOTAL	25	336	182	21	6	570
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	0	0	6	0	0	6
5+ ROOMS	0	21	12	0	0	33
TOTAL	0	27	18	0	0	45
2-4 UNITS						
1-2 ROOMS	95	15	0	0	0	110
3-4 ROOMS	5	60	52	0	0	117
5+ ROOMS	0	21	74	0	0	95
TOTAL	100	96	126	0	0	322
5+ UNITS						
1-2 ROOMS	209	59	11	0	0	279
3-4 ROOMS	10	57	6	0	0	73
5+ ROOMS	0	0	26	0	0	26
TOTAL	219	116	43	0	0	378
TOTAL	319	239	187	0	0	745

NEIGHBORHOOD 21
RENTAL HOUSING STOCK COMPOSITION 1960 (CONTD)

PAGE 2

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	6	0	0	0	0	6
3-4 ROOMS	0	6	0	0	0	6
5+ ROOMS	0	0	0	0	0	0
TOTAL	6	6	0	0	0	12
2-4 UNITS						
1-2 ROOMS	45	5	4	0	0	54
3-4 ROOMS	0	35	6	0	0	41
5+ ROOMS	5	5	6	0	0	16
TOTAL	50	45	16	0	0	111
5+ UNITS						
1-2 ROOMS	90	38	4	0	0	132
3-4 ROOMS	6	10	0	0	0	16
5+ ROOMS	0	0	0	0	0	0
TOTAL	96	48	4	0	0	148
TOTAL	152	99	20	0	0	271
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	6	6	0	0	0	12
3-4 ROOMS	0	22	11	0	0	33
5+ ROOMS	0	38	29	11	0	78
TOTAL	6	66	40	11	0	123
2-4 UNITS						
1-2 ROOMS	148	36	4	0	0	188
3-4 ROOMS	5	194	70	5	0	274
5+ ROOMS	5	82	128	5	6	226
TOTAL	158	312	202	10	6	688
5+ UNITS						
1-2 ROOMS	316	161	30	0	0	507
3-4 ROOMS	16	135	80	0	0	231
5+ ROOMS	0	0	37	0	0	37
TOTAL	332	296	147	0	0	775
TOTAL	496	674	389	21	6	1586

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	5	15	20	0	5	45
TOTAL	5	15	20	0	5	45
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	5	0	0	0	0	5
TOTAL	5	0	0	0	0	5
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	10	15	20	0	5	50
TOTAL	10	15	20	0	5	50
GRAND TOTAL	20	30	40	0	10	100

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	527	43	0	0	570
CONDITION 3	720	25	0	0	745
CONDITION 4	265	6	0	0	271
ALL CONDITIONS	1512	74	0	0	1586

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			**	TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE		
CONDITION 1 + 2	247	221	45	22	535
CONDITION 3	192	392	128	11	723
CONDITION 4	64	147	32	0	243
ALL CONDITIONS	503	760	205	33	1501

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER	
WHITE						
1 PERSON	102	5	5	0	0	112
2 PERS - NO CH	10	5	0	0	0	15
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	112	15	5	0	0	132
NEGRO						
1 PERSON	262	32	6	0	0	300
2 PERS - NO CH	48	27	10	0	0	85
3+PERS - NO CH	5	15	5	12	0	37
2-4PERS - W/CH	67	17	6	6	0	96
5+ PERS - W/CH	45	15	31	0	0	91
TOTAL	427	106	58	18	0	609
OTHER RACES						
1 PERSON	100	30	11	0	0	141
2 PERS - NO CH	16	18	0	0	0	34
3+PERS - NO CH	0	5	6	11	0	22
2-4PERS - W/CH	23	11	16	0	0	50
5+ PERS - W/CH	0	6	0	17	6	29
TOTAL	139	70	33	28	6	276
ALL RACES						
1 PERSON	464	67	22	0	0	553
2 PERS - NO CH	74	50	10	0	0	134
3+PERS - NO CH	5	20	11	23	0	59
2-4PERS - W/CH	90	33	22	6	0	151
5+ PERS - W/CH	45	21	31	17	6	120
TOTAL	678	191	96	46	6	1017
GRAND TOTAL	1356	382	192	92	12	2034



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE				TOTAL	
		1 PERS	2 PERS	3+PERS	4-4PERS		
		NO CH	NO CH	W/CH	W/CH		
\$0-1999	LT \$ 4	226	15	0	5	0	246
	GT \$ 4	124	32	0	73	21	250
\$2-2999	LT \$ 4	40	5	0	6	0	51
	\$ 40- 6	18	6	5	5	12	46
	GT \$ 6	31	0	0	12	22	65
\$3-3999	LT \$ 6	80	28	0	0	6	114
	\$ 60- 8	16	33	5	20	0	74
	GT \$ 8	0	0	0	0	6	6
\$4-4999	LT \$ 8	73	34	10	39	17	173
	\$ 80-10	0	0	0	0	10	10
	GT \$10	0	0	0	5	0	5
\$5-5999	LT \$10	33	69	16	11	32	161
	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	27	16	6	16	16	81
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	11	11	6	23	21	72
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	12	5	12	29
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	5	12	10	6	33
GT10000	LT \$15	0	0	6	0	0	6
	GT \$15	0	22	27	6	24	79
TOTAL		679	276	105	236	205	1501



	INCOME					
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	15	10	0	0	0	25
2 PERS - NO CH	0	5	10	11	0	26
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	10	0	5	0	0	15
5+ PERS - W/CH	0	6	10	0	0	16
TOTAL	25	21	25	11	0	82
HEAD 35-59						
1 PERSON	42	41	0	0	0	83
2 PERS - NO CH	11	4	0	20	5	40
3+PERS - NO CH	4	0	5	5	5	19
2-4PERS - W/CH	0	0	6	0	0	6
5+ PERS - W/CH	0	6	0	6	0	12
TOTAL	57	51	11	31	10	160
HEAD OVER 60						
1 PERSON	148	11	6	8	0	173
2 PERS - NO CH	41	20	20	11	0	92
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	0	0	0	5	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	189	31	31	24	0	275
GRAND TOTAL	271	103	67	66	10	517
NEGRO						
HEAD UNDER 35						
1 PERSON	38	15	0	0	0	53
2 PERS - NO CH	22	32	5	0	0	59
3+PERS - NO CH	0	0	6	0	0	6
2-4PERS - W/CH	104	21	5	5	0	135
5+ PERS - W/CH	31	27	12	6	6	82
TOTAL	195	95	28	11	6	335
HEAD 35-59						
1 PERSON	113	27	0	5	0	145
2 PERS - NO CH	57	50	60	16	0	183
3+PERS - NO CH	0	25	16	23	17	81
2-4PERS - W/CH	89	31	24	11	0	155
5+ PERS - W/CH	28	27	17	9	5	86
TOTAL	287	160	117	64	22	650
HEAD OVER 60						
1 PERSON	73	0	0	0	0	73
2 PERS - NO CH	36	0	0	0	0	36
3+PERS - NO CH	14	10	5	0	0	29
2-4PERS - W/CH	5	11	5	0	0	21
5+ PERS - W/CH	0	0	6	0	0	6
TOTAL	128	21	16	0	0	165
GRAND TOTAL	610	276	161	75	28	1150



INCOME						TOTAL	
\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER			
OTHER RACES							
HEAD UNDER 35							
1 PERSON	10	0	0	0	0	10	
2 PERS - NO CH	6	16	0	6	0	28	
3+PERS - NO CH	0	0	0	0	0	0	
2-4PERS - W/CH	0	0	0	0	0	0	
5+ PERS - W/CH	0	0	0	0	4	4	
TOTAL	16	16	0	6	4	42	
HEAD 35-59							
1 PERSON	6	6	10	0	0	22	
2 PERS - NO CH	6	0	6	0	0	12	
3+PERS - NO CH	0	0	0	0	0	0	
2-4PERS - W/CH	11	5	0	0	0	16	
5+ PERS - W/CH	0	0	0	12	0	12	
TOTAL	23	11	16	12	0	62	
HEAD OVER 60							
1 PERSON	16	0	0	0	0	16	
2 PERS - NO CH	0	0	0	0	0	0	
3+PERS - NO CH	10	0	0	5	0	15	
2-4PERS - W/CH	0	0	0	0	0	0	
5+ PERS - W/CH	0	0	0	0	0	0	
TOTAL	26	0	0	5	0	31	
GRAND TOTAL	65	27	16	23	4	135	
TOTAL							
HEAD UNDER 35							
1 PERSON	63	25	0	0	0	88	
2 PERS - NO CH	28	53	15	17	0	113	
3+PERS - NO CH	0	0	6	0	0	6	
2-4PERS - W/CH	114	21	10	5	0	150	
5+ PERS - W/CH	31	33	22	6	10	102	
TOTAL	236	132	53	28	10	459	
HEAD 35-59							
1 PERSON	161	74	10	5	0	250	
2 PERS - NO CH	74	54	66	36	5	235	
3+PERS - NO CH	4	25	21	28	22	100	
2-4PERS - W/CH	100	36	30	11	0	177	
5+ PERS - W/CH	28	33	17	27	5	110	
TOTAL	367	222	144	107	32	872	
HEAD OVER 60							
1 PERSON	237	11	6	8	0	262	
2 PERS - NO CH	77	20	20	11	0	128	
3+PERS - NO CH	24	10	10	5	0	49	
2-4PERS - W/CH	5	11	5	5	0	26	
5+ PERS - W/CH	0	0	6	0	0	6	
TOTAL	343	52	47	29	0	471	
GRAND TOTAL	946	406	244	164	42	1802	

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL	
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	0	8	0	0	0	8	
3-4 ROOMS	10	21	0	0	0	31	
5+ ROOMS	0	22	34	0	0	56	
TOTAL	10	51	34	0	0	95	
2-4 UNITS							
1-2 ROOMS	5	35	0	0	0	40	
3-4 ROOMS	10	112	38	0	0	160	
5+ ROOMS	6	33	65	5	0	109	
TOTAL	21	180	103	5	0	309	
5+ UNITS							
1-2 ROOMS	11	144	16	0	0	171	
3-4 ROOMS	37	308	60	0	0	405	
5+ ROOMS	0	47	20	0	0	67	
TOTAL	48	499	96	0	0	643	
TOTAL	79	730	233	5	0	1047	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	0	4	0	0	0	4	
3-4 ROOMS	0	12	9	0	0	21	
5+ ROOMS	6	26	6	0	0	38	
TOTAL	6	42	15	0	0	63	
2-4 UNITS							
1-2 ROOMS	41	16	0	0	0	57	
3-4 ROOMS	12	33	0	0	0	45	
5+ ROOMS	0	0	0	6	0	6	
TOTAL	53	49	0	6	0	108	
5+ UNITS							
1-2 ROOMS	79	47	0	0	0	126	
3-4 ROOMS	11	37	24	0	0	72	
5+ ROOMS	0	0	17	0	0	17	
TOTAL	90	84	41	0	0	215	
TOTAL	149	175	56	6	0	386	

(NUMBER OF HOUSING UNITS)

RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+
CONDITION 4					
SINGLE FAMILY					
1-2 ROOMS	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0
5+ ROOMS	0	0	0	0	0
TOTAL	0	0	0	0	0
2+4 UNITS					
1-2 ROOMS	14	17	0	0	0
3-4 ROOMS	6	5	6	0	0
5+ ROOMS	0	0	0	0	0
TOTAL	20	22	6	0	48
5+ UNITS					
1-2 ROOMS	55	40	0	0	0
3-4 ROOMS	0	10	0	0	0
5+ ROOMS	0	0	6	0	6
TOTAL	55	50	6	0	111
TOTAL	75	72	12	0	159
TOTALS					
SINGLE FAMILY					
1-2 ROOMS	0	12	0	0	0
3-4 ROOMS	10	33	9	0	0
5+ ROOMS	6	48	40	0	0
TOTAL	16	93	49	0	158
2+4 UNITS					
1-2 ROOMS	60	68	0	0	0
3-4 ROOMS	28	150	44	0	0
5+ ROOMS	6	33	65	11	0
TOTAL	94	251	109	11	465
5+ UNITS					
1-2 ROOMS	145	231	16	0	0
3-4 ROOMS	48	355	84	0	0
5+ ROOMS	0	47	43	0	0
TOTAL	193	633	143	0	969
TOTAL	303	977	301	11	1592

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE						TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		
CONDITION 1-2							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	5	0	0	6	4		15
5+ ROOMS	5	14	25	16	13		73
TOTAL	10	14	25	22	17		88
CONDITION 3							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	15	0	0		15
TOTAL	0	0	15	0	0		15
CONDITION 4							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	0	0	0		0
TOTAL	0	0	0	0	0		0
TOTAL							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	5	0	0	6	4		15
5+ ROOMS	5	14	40	16	13		88
TOTAL	10	14	40	22	17		103
GRAND TOTAL	20	28	80	44	34		206

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	798	105	144	0	1047
CONDITION 3	347	29	0	10	386
CONDITION 4	145	11	0	3	159
ALL CONDITIONS	1290	145	144	13	1592

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL	
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	411	495	106	6	1018
CONDITION 3	111	183	60	12	366
CONDITION 4	63	57	17	0	137
ALL CONDITIONS	585	735	183	18	1521

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	91	5	0	8	0	104
2 PERS - NO CH	6	0	10	0	0	16
3+PERS - NO CH	0	0	0	0	0	0
3-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	12	5	6	0	23
TOTAL	97	17	15	14	0	143
NEGRO						
1 PERSON	118	16	0	0	0	134
2 PERS - NO CH	42	16	6	4	0	68
3+PERS - NO CH	4	5	11	6	0	26
3-4PERS - W/CH	77	10	10	6	0	103
5+ PERS - W/CH	20	5	24	0	11	60
TOTAL	261	52	51	16	11	391
OTHER RACES						
1 PERSON	21	0	10	0	0	31
2 PERS - NO CH	6	0	0	0	0	6
3+PERS - NO CH	0	0	0	0	0	0
3-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	27	5	10	0	0	42
ALL RACES						
1 PERSON	230	21	10	8	0	269
2 PERS - NO CH	54	16	16	4	0	90
3+PERS - NO CH	4	5	11	6	0	26
3-4PERS - W/CH	77	15	10	6	0	108
5+ PERS - W/CH	20	17	29	6	11	83
TOTAL	385	74	76	30	11	576
GRAND TOTAL	770	148	152	60	22	1152

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE - TYPE					TOTAL
		1 PERS NO CH	2PERS NO CH	3+PERS W/CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	112	15	0	18	5	150
	GT \$ 4	119	41	10	73	38	281
\$2-2999	LT \$ 4	31	11	0	18	5	65
	\$ 40- 6	64	28	0	31	0	123
\$3-3999	GT \$ 6	16	16	5	6	6	49
	\$ 60- 8	11	15	0	15	0	41
\$4-4999	GT \$ 8	6	0	0	0	0	6
	LT \$ 8	74	62	0	26	16	178
\$5-5999	\$ 80-10	0	11	0	11	6	28
	GT \$10	0	0	0	0	0	0
\$6-6999	LT \$10	36	32	25	16	34	143
	\$100-12	0	0	0	0	0	0
\$7-7999	GT \$12	0	0	0	0	0	0
	LT \$12	16	38	21	21	34	130
\$8-8999	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$9-9999	LT \$14	0	43	16	15	4	78
	GT \$14	0	0	0	0	2	2
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	17	6	5	6	34
TOTAL		554	389	111	282	185	1521

INCOME						
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	109	47	25	5	0	186
2 PERS - NO CH	37	25	36	17	0	115
3+PERS - NO CH	6	8	0	0	0	14
2-4PERS - W/CH	22	15	5	0	0	42
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	174	95	71	22	0	362
HEAD 35-59						
1 PERSON	218	75	40	10	10	353
2 PERS - NO CH	41	21	21	26	15	124
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	0	0	13	5	24
5+ PERS - W/CH	5	0	0	0	5	10
TOTAL	270	96	61	49	35	511
HEAD OVER 60						
1 PERSON	299	89	5	5	5	403
2 PERS - NO CH	51	60	6	21	6	144
3+PERS - NO CH	6	0	5	10	0	21
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	356	149	16	36	11	568
GRAND TOTAL	800	340	148	107	46	1441
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	12	0	0	0	0	12
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	11	0	0	0	0	11
5+ PERS - W/CH	10	6	0	0	0	16
TOTAL	33	6	0	0	0	39
HEAD 35-59						
1 PERSON	15	10	0	0	0	25
2 PERS - NO CH	25	22	6	5	0	58
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	45	32	6	5	0	88
HEAD OVER 60						
1 PERSON	4	0	0	0	0	4
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	9	5	5	0	0	19
GRAND TOTAL	87	43	11	5	0	146



INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	23	9	0	0	0	32
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	0	0	5	0	11
5+ PERS - W/CH	0	0	0	4	0	4
TOTAL	29	9	0	14	0	52
HEAD 35-59						
1 PERSON	19	10	0	5	0	34
2 PERS - NO CH	10	0	10	0	0	20
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	15	0	15	0	0	30
5+ PERS - W/CH	0	0	5	6	0	11
TOTAL	44	10	30	11	0	95
HEAD OVER 60						
1 PERSON	11	0	0	0	0	11
2 PERS - NO CH	16	0	0	0	0	16
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	4	0	4
TOTAL	27	0	0	4	5	36
GRAND TOTAL	100	19	30	29	5	183
TOTAL						
HEAD UNDER 35						
1 PERSON	132	56	25	5	0	218
2 PERS - NO CH	49	25	36	22	0	132
3+PERS - NO CH	6	8	0	0	0	14
2-4PERS - W/CH	39	15	5	5	0	64
5+ PERS - W/CH	10	6	5	4	0	25
TOTAL	236	110	71	36	0	453
HEAD 35-59						
1 PERSON	252	95	40	15	10	412
2 PERS - NO CH	76	43	37	31	15	202
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	26	0	15	13	5	59
5+ PERS - W/CH	5	0	5	6	5	21
TOTAL	359	138	97	65	35	694
HEAD OVER 60						
1 PERSON	314	89	5	5	5	418
2 PERS - NO CH	72	60	6	21	6	165
3+PERS - NO CH	6	0	5	10	5	26
2-4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	0	5	0	4	0	9
TOTAL	392	154	21	40	16	623
GRAND TOTAL	987	402	189	141	51	1770

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL	
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2							
SINGLE FAMILY							
1-2 ROOMS	5	5	0	0	0	10	
3-4 ROOMS	5	6	0	0	0	11	
5+ ROOMS	6	0	0	0	0	6	
TOTAL	16	11	0	0	0	27	
2-4 UNITS							
1-2 ROOMS	16	10	0	0	0	26	
3-4 ROOMS	5	0	0	0	0	5	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	21	10	0	0	0	31	
5+ UNITS							
1-2 ROOMS	24	206	231	10	0	471	
3-4 ROOMS	10	35	128	21	0	194	
5+ ROOMS	5	0	0	0	0	5	
TOTAL	39	241	359	31	0	670	
TOTAL	76	262	359	31	0	728	
CONDITION 3							
SINGLE FAMILY							
1-2 ROOMS	5	5	0	0	0	10	
3-4 ROOMS	5	0	15	0	0	20	
5+ ROOMS	0	0	0	3	0	3	
TOTAL	10	5	15	3	0	33	
2-4 UNITS							
1-2 ROOMS	0	11	0	0	0	11	
3-4 ROOMS	0	10	0	0	0	10	
5+ ROOMS	0	14	5	0	0	19	
TOTAL	0	35	5	0	0	40	
5+ UNITS							
1-2 ROOMS	74	124	52	0	0	250	
3-4 ROOMS	10	27	17	0	0	54	
5+ ROOMS	0	0	0	0	0	0	
TOTAL	84	151	69	0	0	304	
TOTAL	94	191	89	3	0	377	

(NUMBER OF HOUSING UNITS)

	LESS THAN \$40	\$40-69	RENT	\$70-99	\$100-149	\$150+	TOTAL
CONDITION 4							
SINGLE FAMILY							
1-2 ROOMS	16	0		0	0	0	16
3-4 ROOMS	0	10		0	0	0	10
5+ ROOMS	0	0		5	0	0	5
TOTAL	16	10		5	0	0	31
2-4 UNITS							
1-2 ROOMS	34	11		0	0	0	45
3-4 ROOMS	5	32		5	5	0	47
5+ ROOMS	0	0		0	3	0	3
TOTAL	39	43		5	8	0	95
5+ UNITS							
1-2 ROOMS	296	140		11	0	0	447
3-4 ROOMS	20	31		10	0	0	61
5+ ROOMS	5	10		0	0	0	15
TOTAL	321	181		21	0	0	523
TOTAL	376	234		31	8	0	649
TOTALS							
SINGLE FAMILY							
1-2 ROOMS	26	10		0	0	0	36
3-4 ROOMS	10	16		15	0	0	41
5+ ROOMS	6	0		5	3	0	14
TOTAL	42	26		20	3	0	91
2-4 UNITS							
1-2 ROOMS	50	32		0	0	0	82
3-4 ROOMS	10	42		5	5	0	62
5+ ROOMS	0	14		5	3	0	22
TOTAL	60	88		10	8	0	166
5+ UNITS							
1-2 ROOMS	394	470		294	10	0	1168
3-4 ROOMS	40	93		155	21	0	309
5+ ROOMS	10	10		0	0	0	20
TOTAL	444	573		449	31	0	1497
TOTAL	546	687		479	42	0	1754

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE						TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		
CONDITION 1-2							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
CONDITION 3							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	4	4	4
TOTAL	0	0	0	0	4	4	4
CONDITION 4							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	4	4	4
TOTAL	0	0	0	0	4	4	4
GRAND TOTAL	0	0	0	0	8	8	8

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	516	181	10	21	728
CONDITION 3	356	11	10	0	377
CONDITION 4	627	22	0	0	649
ALL CONDITIONS	1499	214	20	21	1754

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	
CONDITION 1 + 2	388	314	10	712
CONDITION 3	144	196	29	369
CONDITION 4	178	353	73	609
ALL CONDITIONS	710	863	112	1690

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

INCOME						TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	388	89	25	5	0	507
2 PERS - NO CH	78	53	21	25	11	188
3+PERS - NO CH	12	8	5	4	0	29
2-4PERS - W/CH	16	5	0	13	0	34
5+ PERS - W/CH	5	0	5	0	5	15
TOTAL	499	155	56	47	16	773
NEGRO						
1 PERSON	19	10	0	0	0	29
2 PERS - NO CH	37	22	6	5	0	70
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	16	0	5	0	0	21
5+ PERS - W/CH	10	11	0	0	0	21
TOTAL	82	43	11	5	0	141
OTHER RACES						
1 PERSON	47	10	0	5	0	62
2 PERS - NO CH	16	0	0	0	0	16
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	11	0	15	0	0	26
5+ PERS - W/CH	0	0	5	14	0	19
TOTAL	74	10	20	19	5	128
ALL RACES						
1 PERSON	454	109	25	10	0	598
2 PERS - NO CH	131	75	27	30	11	274
3+PERS - NO CH	12	8	5	4	5	34
2-4PERS - W/CH	43	5	20	13	0	81
5+ PERS - W/CH	15	11	10	14	5	55
TOTAL	655	208	87	71	21	1042
GRAND TOTAL	1310	416	174	142	42	2084

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE = TYPE					TOTAL
		1 PERS NO CH	2PERS NO CH	3+PERS W/CH	3+4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	207	22	0	5	0	234
	GT \$ 4	215	25	6	16	5	267
\$2-2999	LT \$ 4	36	20	0	5	0	61
	\$ 40- 6	56	20	0	5	0	81
	GT \$ 6	36	27	6	6	0	75
\$3-3999	LT \$ 6	92	50	0	17	0	159
	\$ 60- 8	35	10	0	6	10	61
	GT \$ 8	10	5	0	5	0	20
\$4-4999	LT \$ 8	104	33	5	5	6	153
	\$ 80-10	30	16	0	5	0	51
	GT \$10	5	6	0	0	5	16
\$5-5999	LT \$10	101	56	0	5	0	162
	\$100-12	0	0	0	0	0	0
	GT \$12	0	5	0	0	0	5
\$6-6999	LT \$12	40	49	5	10	5	109
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	30	19	0	15	5	69
	GT \$14	0	2	0	0	0	2
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	10	6	5	0	21
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	15	22	0	5	0	42
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	25	53	5	10	9	102
TOTAL		1037	450	33	125	45	1690

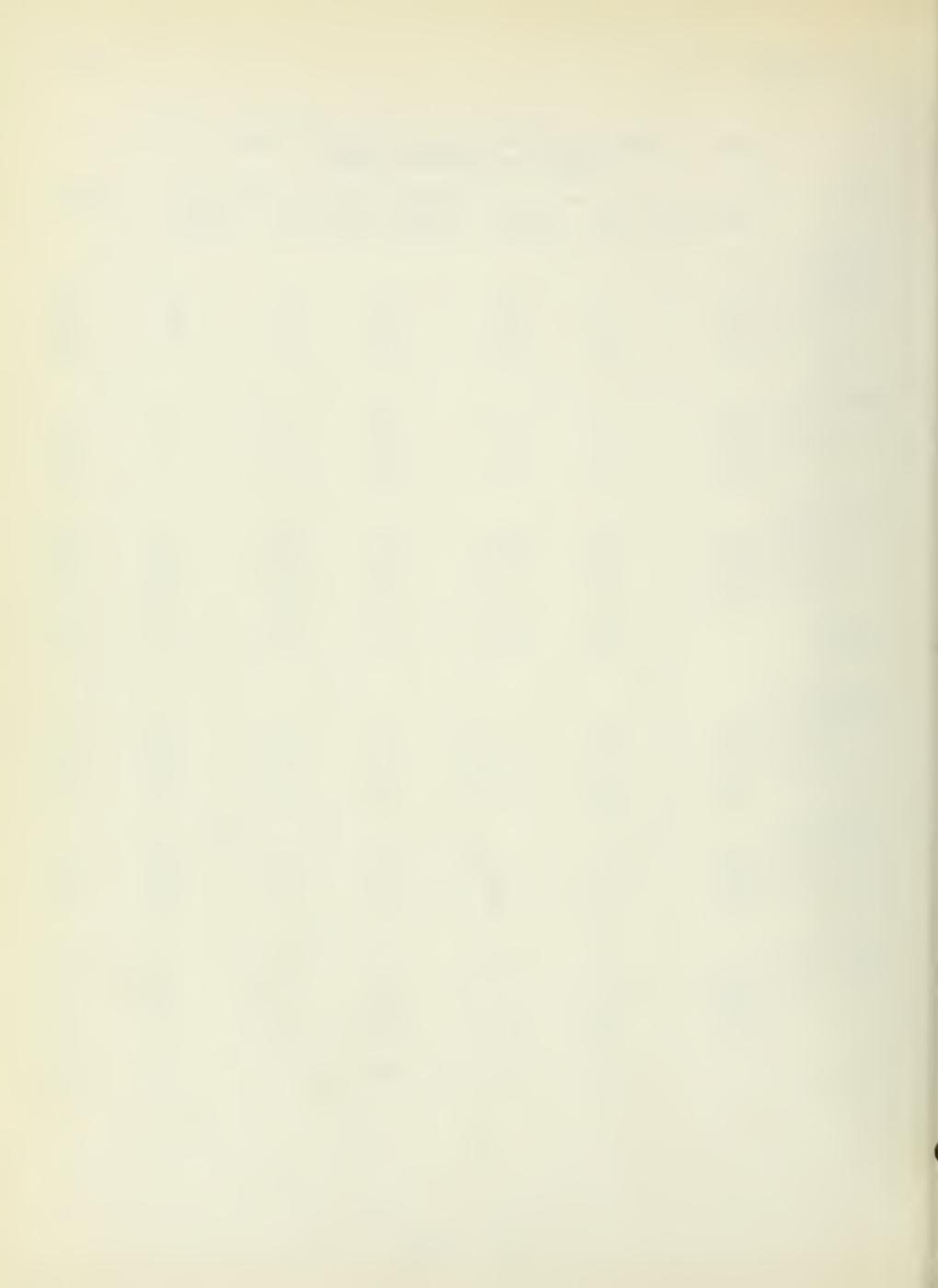


	INCOME					TOTAL
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	10	0	0	0	0	10
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	10	0	0	0	0	10
HEAD 35-59						
1 PERSON	5	5	0	0	0	10
2 PERS - NO CH	0	5	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	0	0	0	0	6
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	11	10	0	0	0	21
HEAD OVER 60						
1 PERSON	38	15	0	0	0	53
2 PERS - NO CH	22	12	0	0	0	34
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	6	0	0	0	0	6
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	66	27	0	0	0	93
GRAND TOTAL	87	37	0	0	0	124
NEGRO						
HEAD UNDER 35						
1 PERSON	35	5	0	0	0	40
2 PERS - NO CH	10	0	5	5	0	20
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	40	5	0	0	0	45
5+ PERS - W/CH	10	0	5	0	0	15
TOTAL	95	10	10	5	0	120
HEAD 35-59						
1 PERSON	131	25	0	0	0	156
2 PERS - NO CH	25	25	20	5	0	75
3+PERS - NO CH	10	0	21	5	0	36
2-4PERS - W/CH	42	5	0	0	0	47
5+ PERS - W/CH	20	10	0	0	0	30
TOTAL	228	65	41	10	0	344
HEAD OVER 60						
1 PERSON	15	0	0	0	0	15
2 PERS - NO CH	16	0	0	0	10	26
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	5	5	0	0	0	10
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	41	5	0	0	10	56
GRAND TOTAL	364	80	51	15	10	520

INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER	
OTHER RACES	-3999	-5999	-7999	-11999		
HEAD UNDER 35						
1 PERSON	10	5	0	0	0	15
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	5	0	0	10
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	15	5	5	0	0	25
HEAD 35-59						
1 PERSON	20	0	0	0	0	20
2 PERS - NO CH	0	5	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	15	5	0	0	0	20
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	35	15	0	0	0	50
HEAD OVER 60						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	5	0	0	5	0	10
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	10	0	5	5	0	20
GRAND TOTAL	60	20	10	5	0	95
TOTAL						
HEAD UNDER 35						
1 PERSON	45	10	0	0	0	55
2 PERS - NO CH	10	0	5	5	0	20
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	55	5	5	0	0	65
5+ PERS - W/CH	10	0	5	0	0	15
TOTAL	120	15	15	5	0	155
HEAD 35-59						
1 PERSON	156	30	0	0	0	186
2 PERS - NO CH	25	35	20	5	0	85
3+PERS - NO CH	10	0	21	5	0	36
2-4PERS - W/CH	63	10	0	0	0	73
5+ PERS - W/CH	20	15	0	0	0	35
TOTAL	274	90	41	10	0	415
HEAD OVER 60						
1 PERSON	58	15	0	0	0	73
2 PERS - NO CH	43	12	0	5	10	70
3+PERS - NO CH	5	0	5	0	0	10
2-4PERS - W/CH	11	5	0	0	0	16
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	117	32	5	5	10	169
GRAND TOTAL	511	137	61	20	10	739

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	5	15	0	0	0	20
3-4 ROOMS	5	21	15	0	0	41
5+ ROOMS	0	37	5	0	0	42
TOTAL	10	73	20	0	0	103
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	26	5	0	0	31
5+ ROOMS	0	5	26	0	0	31
TOTAL	0	31	31	0	0	62
5+ UNITS						
1-2 ROOMS	5	106	11	15	5	142
3-4 ROOMS	20	102	5	0	0	127
5+ ROOMS	5	5	5	0	0	15
TOTAL	30	213	21	15	5	284
TOTAL	40	317	72	15	5	449
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	11	0	0	0	0	11
3-4 ROOMS	0	15	0	0	0	15
5+ ROOMS	0	12	0	0	0	12
TOTAL	11	27	0	0	0	38
2-4 UNITS						
1-2 ROOMS	5	5	0	0	0	10
3-4 ROOMS	5	10	0	0	0	15
5+ ROOMS	5	10	0	0	0	15
TOTAL	15	25	0	0	0	40
5+ UNITS						
1-2 ROOMS	38	152	46	0	0	236
3-4 ROOMS	5	5	0	0	0	10
5+ ROOMS	5	0	0	0	0	5
TOTAL	48	157	46	0	0	251
TOTAL	74	209	46	0	0	329



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	9	0	0	0	0	9
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	9	0	0	0	0	9
2-4 UNITS						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
5+ UNITS						
1-2 ROOMS	80	11	5	0	0	96
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	80	11	5	0	0	96
TOTAL	94	11	5	0	0	110
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	25	15	0	0	0	40
3-4 ROOMS	5	36	15	0	0	56
5+ ROOMS	0	49	5	0	0	54
TOTAL	30	100	20	0	0	150
2-4 UNITS						
1-2 ROOMS	10	5	0	0	0	15
3-4 ROOMS	5	36	5	0	0	46
5+ ROOMS	5	15	26	0	0	46
TOTAL	20	56	31	0	0	107
5+ UNITS						
1-2 ROOMS	123	269	62	15	5	474
3-4 ROOMS	25	107	5	0	0	137
5+ ROOMS	10	5	5	0	0	20
TOTAL	158	381	72	15	5	631
TOTAL	208	537	123	15	5	888

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE						TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		
CONDITION 1-2							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	0	5
TOTAL	0	0	5	0	0	0	5
CONDITION 3							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
CONDITION 4							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	0	5
TOTAL	0	0	5	0	0	0	5
GRAND TOTAL	0	0	10	0	0	0	10

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	317	56	15	61	449
CONDITION 3	313	16	0	0	329
CONDITION 4	110	0	0	0	110
ALL CONDITIONS	740	72	15	61	888

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL	
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	144	210	51	10	415
CONDITION 3	57	120	11	0	188
CONDITION 4	0	62	20	0	82
ALL CONDITIONS	201	392	82	10	685

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	TOTAL
	-3999	-5999	-7999	-11999		
WHITE						
1 PERSON	6	14	0	0	0	20
2 PERS - NO CH	11	0	0	0	0	11
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	17	14	0	0	0	31
NEGRO						
1 PERSON	126	15	0	0	0	141
2 PERS - NO CH	16	10	0	0	0	26
3+PERS - NO CH	15	0	21	0	0	36
4-4PERS - W/CH	5	10	0	0	0	15
5+ PERS - W/CH	5	5	0	0	0	10
TOTAL	167	40	21	0	0	228
OTHER RACES						
1 PERSON	25	5	0	0	0	30
2 PERS - NO CH	0	5	0	0	0	5
3+PERS - NO CH	0	0	5	0	0	5
4-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	25	15	5	0	0	45
ALL RACES						
1 PERSON	157	34	0	0	0	191
2 PERS - NO CH	27	15	0	0	0	42
3+PERS - NO CH	15	0	26	0	0	41
4-4PERS - W/CH	5	15	0	0	0	20
5+ PERS - W/CH	5	5	0	0	0	10
TOTAL	209	69	26	0	0	304
GRAND TOTAL	418	138	52	0	0	608

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE + TYPE				TOTAL	
		1 PERS	2PERS	3+PERS	2-4PERS		
		NO CH	NO CH	W/CH	W/CH		
\$0-1999	LT \$ 4	56	10	5	5	0	76
	GT \$ 4	67	17	0	41	15	140
\$2-2999	LT \$ 4	25	11	0	0	5	41
	\$ 40- 6	36	15	0	27	5	83
	GT \$ 6	15	0	0	26	0	41
\$3-3999	LT \$ 6	55	15	5	20	0	95
	\$ 60- 8	0	5	0	10	5	20
	GT \$ 8	0	0	0	0	0	0
\$4-4999	LT \$ 8	25	10	0	10	10	55
	\$ 80-10	0	0	0	0	5	5
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	21	37	0	5	0	63
	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	0	15	10	0	5	30
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	0	10	6	5	0	21
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	10	0	0	0	10
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	5	0	0	0	5
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	0	0	0
TOTAL		300	160	26	149	50	685

INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	39	10	20	10	0	79
2 PERS - NO CH	24	10	25	15	5	79
3+PERS - NO CH	0	5	0	5	4	14
2-4PERS - W/CH	24	5	5	5	0	39
5+ PERS - W/CH	5	5	5	0	0	15
TOTAL	92	35	55	35	9	226
HEAD 35-59						
1 PERSON	104	48	10	16	6	184
2 PERS - NO CH	65	39	54	19	4	181
3+PERS - NO CH	0	11	0	0	5	16
2-4PERS - W/CH	20	30	0	5	0	55
5+ PERS - W/CH	20	5	5	5	0	35
TOTAL	209	133	69	45	15	471
HEAD OVER 60						
1 PERSON	231	39	0	4	0	274
2 PERS - NO CH	83	14	15	11	0	123
3+PERS - NO CH	11	0	10	6	0	27
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	325	53	25	21	0	424
GRAND TOTAL	626	221	149	101	24	1121
NEGRO						
HEAD UNDER 35						
1 PERSON	124	39	5	0	0	168
2 PERS - NO CH	98	58	15	29	0	200
3+PERS - NO CH	10	0	5	13	0	28
2-4PERS - W/CH	215	23	14	4	0	256
5+ PERS - W/CH	68	35	9	10	0	122
TOTAL	515	155	48	56	0	774
HEAD 35-59						
1 PERSON	346	65	25	0	0	436
2 PERS - NO CH	109	99	81	35	0	324
3+PERS - NO CH	21	21	25	30	5	102
2-4PERS - W/CH	108	45	51	20	10	234
5+ PERS - W/CH	47	40	33	40	17	177
TOTAL	631	270	215	125	32	1273
HEAD OVER 60						
1 PERSON	66	0	0	0	0	66
2 PERS - NO CH	56	15	21	0	0	92
3+PERS - NO CH	0	0	0	0	4	4
2-4PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	6	0	0	10	16
TOTAL	122	26	21	0	14	183
GRAND TOTAL	1268	451	284	181	46	2230



INCOME						TOTAL
\$ 0	\$4000	\$6000	\$8000	\$12000	OVER	
-3999						
OTHER RACES						
HEAD UNDER 35						
1 PERSON	15	0	0	0	0	15
2 PERS - NO CH	0	5	9	0	5	19
3+PERS - NO CH	0	0	0	5	0	5
2-4PERS - W/CH	6	15	0	0	4	25
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	21	20	14	5	9	69
HEAD 35-59						
1 PERSON	19	5	0	5	0	29
2 PERS - NO CH	0	0	5	5	0	10
3+PERS - NO CH	0	5	0	0	6	11
2-4PERS - W/CH	0	5	0	9	0	14
5+ PERS - W/CH	5	10	0	6	0	21
TOTAL	24	25	5	25	6	85
HEAD OVER 60						
1 PERSON	9	0	0	0	0	9
2 PERS - NO CH	5	0	0	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	5	0	5
TOTAL	19	0	0	5	0	24
GRAND TOTAL	64	45	19	35	15	178
TOTAL						
HEAD UNDER 35						
1 PERSON	178	49	25	10	0	262
2 PERS - NO CH	122	73	49	44	10	298
3+PERS - NO CH	10	5	5	23	4	47
2-4PERS - W/CH	245	43	19	9	4	320
5+ PERS - W/CH	73	40	19	10	0	142
TOTAL	628	210	117	96	18	1069
HEAD 35-59						
1 PERSON	469	118	35	21	6	649
2 PERS - NO CH	174	138	140	59	4	515
3+PERS - NO CH	21	37	25	30	16	129
2-4PERS - W/CH	128	80	51	34	10	303
5+ PERS - W/CH	72	55	38	51	17	233
TOTAL	864	428	289	195	53	1829
HEAD OVER 60						
1 PERSON	306	39	0	4	0	349
2 PERS - NO CH	144	29	36	11	0	220
3+PERS - NO CH	11	0	10	6	4	31
2-4PERS - W/CH	5	5	0	0	0	10
5+ PERS - W/CH	0	6	0	5	10	21
TOTAL	466	79	46	26	14	631
GRAND TOTAL	1958	717	452	317	85	3529

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-\$69	\$70-\$99	\$100-\$149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	10	33	5	0	0	48
5+ ROOMS	0	5	30	10	5	50
TOTAL	10	38	35	10	5	98
2-4 UNITS						
1-2 ROOMS	10	58	7	0	0	75
3-4 ROOMS	24	257	100	5	0	386
5+ ROOMS	10	78	144	5	0	237
TOTAL	44	393	251	10	0	698
5+ UNITS						
1-2 ROOMS	58	359	82	0	0	499
3-4 ROOMS	113	540	320	15	0	988
5+ ROOMS	23	35	82	19	0	159
TOTAL	194	934	484	34	0	1646
TOTAL	248	1365	770	54	5	2442
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	9	0	0	0	9
5+ ROOMS	0	0	5	0	0	5
TOTAL	5	9	5	0	0	19
2-4 UNITS						
1-2 ROOMS	36	72	0	0	0	108
3-4 ROOMS	20	63	17	0	0	100
5+ ROOMS	0	20	45	0	0	65
TOTAL	56	155	62	0	0	273
5+ UNITS						
1-2 ROOMS	119	70	0	0	0	189
3-4 ROOMS	0	71	14	0	0	85
5+ ROOMS	0	5	0	5	0	10
TOTAL	119	146	14	5	0	284
TOTAL	180	310	81	5	0	576

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	5	0	0	0	5
2-4 UNITS						
1-2 ROOMS	5	30	0	0	0	35
3-4 ROOMS	0	29	15	0	0	44
5+ ROOMS	0	4	6	0	0	10
TOTAL	5	63	21	0	0	89
5+ UNITS						
1-2 ROOMS	84	39	0	0	0	123
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	5	0	0	5
TOTAL	84	44	5	0	0	133
TOTAL	89	112	26	0	0	227
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	5	5	0	0	0	10
3-4 ROOMS	10	42	5	0	0	57
5+ ROOMS	0	5	35	10	5	55
TOTAL	15	52	40	10	5	122
2-4 UNITS						
1-2 ROOMS	51	160	7	0	0	218
3-4 ROOMS	44	349	132	5	0	530
5+ ROOMS	10	102	195	5	0	312
TOTAL	105	611	334	10	0	1060
5+ UNITS						
1-2 ROOMS	261	468	82	0	0	811
3-4 ROOMS	113	616	334	15	0	1078
5+ ROOMS	23	40	87	24	0	174
TOTAL	397	1124	503	39	0	2063
TOTAL	517	1787	877	59	5	3245

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE						TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		
CONDITION 1-2							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	11	0	0	0	0	11
5+ ROOMS	0	6	6	6	6	6	24
TOTAL	0	17	6	6	6	6	35
CONDITION 3							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	6	11	6	0	0	0	23
TOTAL	6	11	6	0	0	0	23
CONDITION 4							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	11	0	0	0	0	11
5+ ROOMS	6	17	12	6	6	6	47
TOTAL	6	28	12	6	6	6	58
GRAND TOTAL	12	56	24	12	12	12	116

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	1753	305	53	331	2442
CONDITION 3	498	69	9	0	576
CONDITION 4	223	4	0	0	227
ALL CONDITIONS	2474	378	62	331	3245

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	1035	1056	234	24	2349
CONDITION 3	205	262	69	15	551
CONDITION 4	82	82	25	0	189
ALL CONDITIONS	1322	1400	328	39	3089

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	
WHITE	-3999	-5999	-7999	-11999	OVER	
1 PERSON	86	10	10	6	0	112
2 PERS - NO CH	5	4	0	0	5	14
3+PERS - NO CH	0	0	0	0	0	0
4+PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	96	14	15	6	5	136
NEGRO						
1 PERSON	274	48	0	0	0	322
2 PERS - NO CH	76	31	25	15	0	147
3+PERS - NO CH	11	0	5	10	4	30
4+PERS - W/CH	105	10	22	0	0	137
5+ PERS - W/CH	42	16	17	15	15	105
TOTAL	508	105	69	40	19	741
OTHER RACES						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
4+PERS - W/CH	0	5	0	0	0	5
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	5	10	0	0	0	15
ALL RACES						
1 PERSON	365	58	10	6	0	439
2 PERS - NO CH	81	35	25	15	5	161
3+PERS - NO CH	11	0	5	10	4	30
4+PERS - W/CH	110	15	22	0	0	147
5+ PERS - W/CH	42	21	22	15	15	115
TOTAL	609	129	84	46	24	892
GRAND TOTAL	1218	258	168	92	48	1784

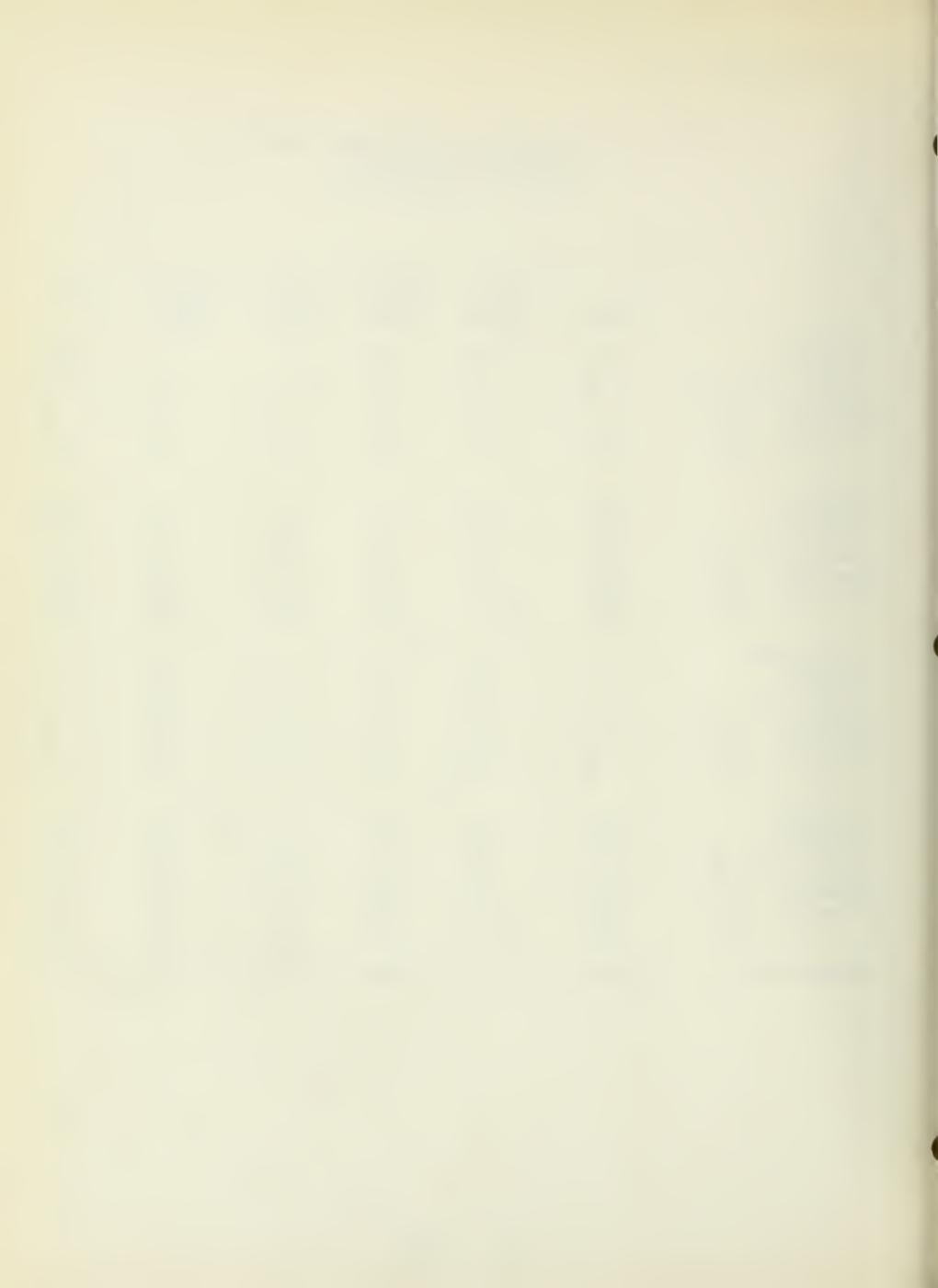
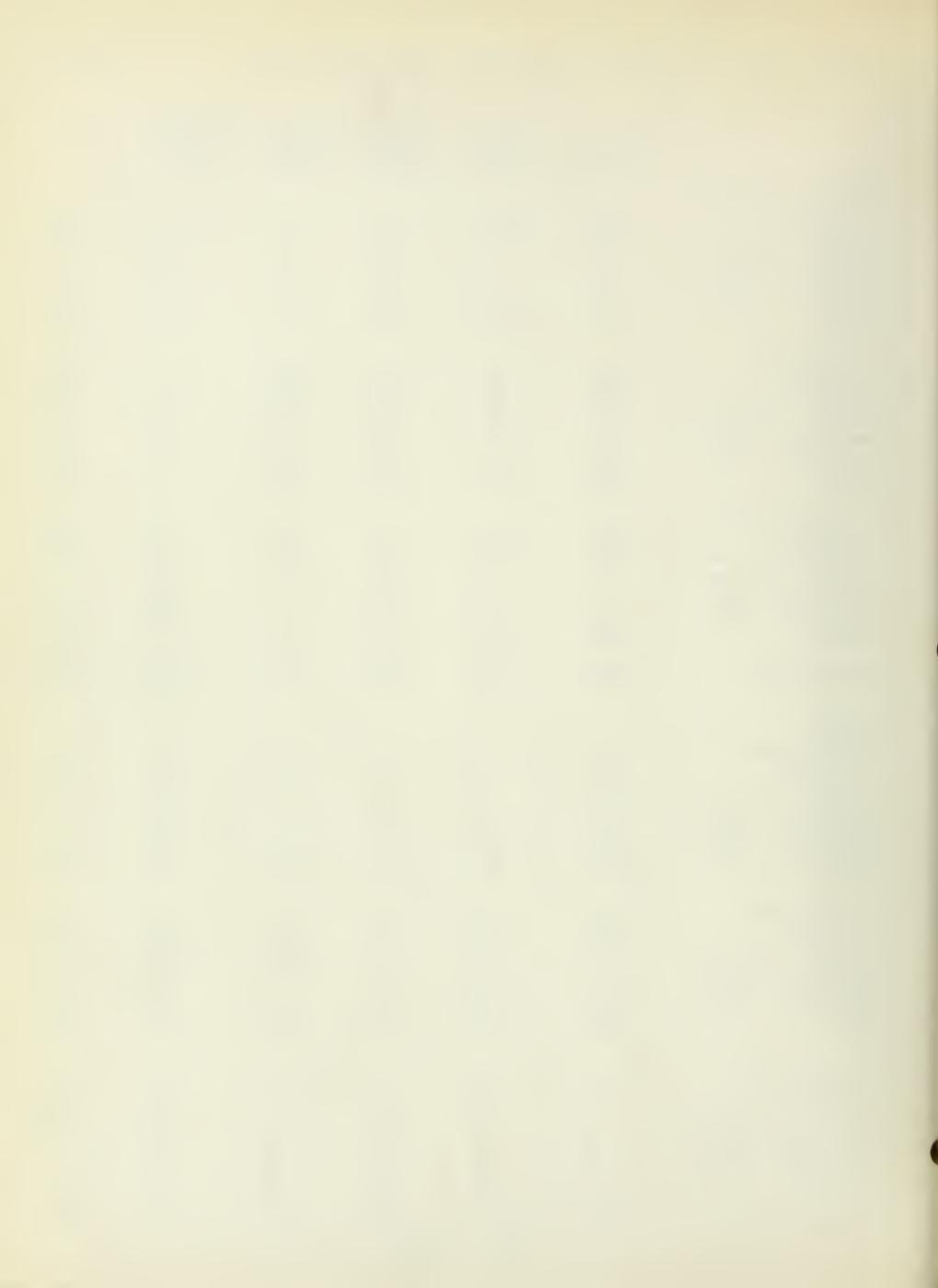


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE - TYPE					TOTAL
		1 PERS NO CH	2PERS NO CH	3+PERS W/CH	3+4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	206	19	0	15	5	245
	GT \$ 4	332	93	0	140	24	589
\$2-2999	LT \$ 4	28	5	0	18	0	51
	LT \$ 6	74	64	0	50	25	213
	GT \$ 6	58	62	10	40	20	190
\$3-3999	LT \$ 6	94	99	0	33	25	251
	LT \$ 8	67	39	10	34	34	184
	GT \$ 8	20	5	5	20	0	50
\$4-4999	LT \$ 8	131	97	15	38	30	311
	LT \$ 10	0	10	0	0	15	25
	GT \$ 10	0	0	0	0	9	9
\$5-5999	LT \$10	64	98	15	73	30	280
	LT \$12	0	0	0	0	5	5
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	35	93	10	43	24	205
	LT \$14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	25	92	19	15	15	166
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	15	33	15	19	25	107
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	4	20	17	8	5	54
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	10	57	33	24	30	154
TOTAL		1163	886	149	570	321	3089

INCOME						
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	26	10	5	0	0	41
2 PERS - NO CH	15	15	6	6	0	42
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	15	0	5	0	0	20
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	56	25	16	6	0	103
HEAD 35-59						
1 PERSON	100	5	5	11	0	121
2 PERS - NO CH	15	15	15	10	0	55
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	15	10	0	0	0	25
5+ PERS - W/CH	0	0	0	5	0	5
TOTAL	130	30	20	26	0	206
HEAD OVER 60						
1 PERSON	245	26	0	0	10	281
2 PERS - NO CH	80	10	9	10	0	109
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	325	36	14	10	10	395
GRAND TOTAL	511	91	50	42	10	704
NEGRO						
HEAD UNDER 35						
1 PERSON	36	5	0	0	0	41
2 PERS - NO CH	11	6	5	6	0	28
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	63	16	10	0	0	89
5+ PERS - W/CH	26	10	0	5	0	41
TOTAL	141	37	15	11	0	204
HEAD 35-59						
1 PERSON	105	11	0	0	0	116
2 PERS - NO CH	45	22	0	11	10	88
3+PERS - NO CH	6	5	0	0	27	38
2-4PERS - W/CH	44	22	0	0	0	66
5+ PERS - W/CH	32	10	0	6	6	54
TOTAL	232	70	0	17	43	362
HEAD OVER 60						
1 PERSON	74	0	0	0	0	74
2 PERS - NO CH	6	0	0	0	0	6
3+PERS - NO CH	0	0	10	0	0	10
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	80	0	10	0	0	90
GRAND TOTAL	453	107	25	28	43	656



	INCOME					
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	16	0	0	0	0	16
2 PERS - NO CH	10	6	0	0	0	16
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	15	5	0	0	0	20
5+ PERS - W/CH	0	0	6	0	0	6
TOTAL	41	11	6	0	0	58
HEAD 35-59						
1 PERSON	21	11	0	0	0	32
2 PERS - NO CH	0	0	5	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	5	0	4	6	15
5+ PERS - W/CH	0	10	24	5	0	39
TOTAL	21	26	29	9	6	91
HEAD OVER 60						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	10	0	0	0	0	10
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	20	0	0	0	0	20
GRAND TOTAL	82	37	35	9	6	169
TOTAL						
HEAD UNDER 35						
1 PERSON	78	15	5	0	0	98
2 PERS - NO CH	36	27	11	12	0	86
3+PERS - NO CH	5	0	0	0	0	5
2-4PERS - W/CH	93	21	15	0	0	129
5+ PERS - W/CH	26	10	6	5	0	47
TOTAL	238	73	37	17	0	365
HEAD 35-59						
1 PERSON	226	27	5	11	0	269
2 PERS - NO CH	60	37	20	21	10	148
3+PERS - NO CH	6	5	0	0	27	38
2-4PERS - W/CH	59	37	0	4	6	106
5+ PERS - W/CH	32	20	24	16	6	98
TOTAL	383	126	49	52	49	659
HEAD OVER 60						
1 PERSON	324	26	0	0	10	360
2 PERS - NO CH	96	10	9	10	0	125
3+PERS - NO CH	5	0	15	0	0	20
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	425	36	24	10	10	505
GRAND TOTAL	1046	235	110	79	59	1529

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	17	16	0	0	33
TOTAL	5	17	16	0	0	38
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	10	21	11	0	0	42
5+ ROOMS	0	9	26	0	11	46
TOTAL	10	30	37	0	11	88
5+ UNITS						
1-2 ROOMS	20	239	25	0	0	284
3-4 ROOMS	85	197	16	20	9	327
5+ ROOMS	5	48	5	0	13	71
TOTAL	110	484	46	20	22	682
TOTAL	125	531	99	20	33	808
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	6	5	0	0	11
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	6	5	0	0	11
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	6	11	0	0	17
5+ ROOMS	0	5	14	6	0	25
TOTAL	0	11	25	6	0	42
5+ UNITS						
1-2 ROOMS	214	112	5	0	5	336
3-4 ROOMS	0	28	5	0	0	33
5+ ROOMS	0	5	10	0	0	15
TOTAL	214	145	20	0	5	384
TOTAL	214	162	50	6	5	437

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	5	5	0	0	0	10
3-4 ROOMS	0	10	0	0	0	10
5+ ROOMS	0	10	15	12	0	37
TOTAL	5	25	15	12	0	57
5+ UNITS⁵						
1-2 ROOMS	207	58	0	0	0	265
3-4 ROOMS	10	15	0	0	0	25
5+ ROOMS	0	0	5	0	0	5
TOTAL	217	73	5	0	0	295
TOTAL	222	98	20	12	0	352
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	0	6	5	0	0	11
5+ ROOMS	0	17	16	0	0	33
TOTAL	5	23	21	0	0	49
2-4 UNITS						
1-2 ROOMS	5	5	0	0	0	10
3-4 ROOMS	10	37	22	0	0	69
5+ ROOMS	0	24	55	18	11	108
TOTAL	15	66	77	18	11	187
5+ UNITS⁵						
1-2 ROOMS	441	409	30	0	5	885
3-4 ROOMS	95	240	21	20	9	385
5+ ROOMS	5	53	20	0	13	91
TOTAL	541	702	71	20	27	1361
TOTAL	561	791	169	38	38	1597



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE						TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		
CONDITION 1-2							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	0	4	0		4
TOTAL	0	0	0	4	0		4
CONDITION 3							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	0	0	0		0
TOTAL	0	0	0	0	0		0
CONDITION 4							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	4	0	0	0	0		4
TOTAL	4	0	0	0	0		4
TOTAL							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	4	0	0	4	0		8
TOTAL	4	0	0	4	0		8
GRAND TOTAL	8	0	0	8	0		16

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	470	79	16	243	808
CONDITION 3	368	58	11	0	437
CONDITION 4	326	15	0	11	352
ALL CONDITIONS	1164	152	27	254	1597

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	
CONDITION 1 + 2	323	371	78	772
CONDITION 3	93	223	67	393
CONDITION 4	51	204	36	307
ALL CONDITIONS	467	798	181	1472

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

INCOME						
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
WHITE						
1 PERSON	245	21	5	0	5	276
2 PERS - NO CH	23	5	9	5	0	42
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	25	5	5	0	0	35
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	293	31	19	5	5	353
NEGRO						
1 PERSON	147	11	0	0	0	158
2 PERS - NO CH	40	17	0	6	5	68
3+PERS - NO CH	0	5	6	0	0	11
2-4PERS - W/CH	28	10	0	0	0	38
5+ PERS - W/CH	36	10	0	6	6	58
TOTAL	251	53	6	12	11	333
OTHER RACES						
1 PERSON	15	0	0	0	0	15
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	10	0	0	0	0	10
5+ PERS - W/CH	0	0	20	5	0	25
TOTAL	25	0	20	5	0	50
ALL RACES						
1 PERSON	407	32	5	0	5	449
2 PERS - NO CH	63	22	9	11	5	110
3+PERS - NO CH	0	5	6	0	0	11
2-4PERS - W/CH	63	15	5	0	0	83
5+ PERS - W/CH	36	10	20	11	6	83
TOTAL	569	84	45	22	16	736
GRAND TOTAL	1138	168	90	44	32	1472

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE				TOTAL
		1 PERS	2PERS	3+PERS	5+PERS	
		NO CH	NO CH	W/CH	W/CH	
\$0-1999	LT \$ 4	279	25	0	5	0
	GT \$ 4	196	72	5	58	16
\$2-2999	LT \$ 4	35	10	6	11	0
	\$ 40-	32	10	0	22	5
	GT \$ 6	15	11	0	16	10
\$3-3999	LT \$ 6	62	31	0	35	11
	\$ 60-	0	21	5	5	11
	GT \$ 8	0	0	0	0	0
\$4-4999	LT \$ 8	26	20	5	32	20
	\$ 80-10	0	0	0	6	0
	GT \$10	0	0	0	0	0
\$5-5999	LT \$10	42	49	0	20	10
	\$100-12	0	0	0	0	0
	GT \$12	0	0	0	0	0
\$6-6999	LT \$12	5	16	11	10	16
	\$120-14	3	0	0	0	0
	GT \$14	2	0	0	0	0
\$7-7999	LT \$14	0	20	0	5	5
	GT \$14	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0
	GT \$15	0	18	0	0	5
\$9-9999	LT \$15	0	0	0	0	0
	GT \$15	5	10	0	0	5
GT10000	LT \$15	0	0	11	0	0
	GT \$15	16	20	16	6	17
TOTAL		718	333	59	231	131
						1472



INCOME						
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	10	15	10	0	0	35
2 PERS - NO CH	0	0	5	6	5	16
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	10	20	15	6	5	56
HEAD 35-59						
1 PERSON	25	5	0	10	0	40
2 PERS - NO CH	6	5	0	0	4	15
3+PERS - NO CH	0	0	5	5	5	15
4-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	5	0	0	10	0	15
TOTAL	41	10	5	25	9	90
HEAD OVER 60						
1 PERSON	36	0	0	0	0	36
2 PERS - NO CH	25	20	0	0	0	45
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	61	20	0	0	0	81
GRAND TOTAL	112	50	20	31	14	227
NEGRO						
HEAD UNDER 35						
1 PERSON	20	11	0	6	0	37
2 PERS - NO CH	0	6	0	0	0	6
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	11	9	5	0	0	25
5+ PERS - W/CH	15	4	6	0	0	25
TOTAL	46	30	11	6	0	93
HEAD 35-59						
1 PERSON	56	15	0	0	0	71
2 PERS - NO CH	15	6	21	0	0	42
3+PERS - NO CH	21	0	0	0	0	21
4-4PERS - W/CH	5	11	9	0	0	25
5+ PERS - W/CH	11	0	0	11	0	22
TOTAL	108	32	30	11	0	181
HEAD OVER 60						
1 PERSON	16	11	11	0	0	38
2 PERS - NO CH	0	11	0	0	0	11
3+PERS - NO CH	0	0	5	0	0	5
4-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	16	22	16	0	0	54
GRAND TOTAL	170	84	57	17	0	328

	INCOME					
	\$ 0	\$4000	\$6000	\$8000	\$12000 OVER	TOTAL
OTHER RACES	-3999	-5999	-7999	-11999		
HEAD UNDER 35						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	6	0	0	0	0	6
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	0	0	0	6	0	6
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	6	10	0	6	0	22
HEAD 35-59						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	0	0	0	0	10	10
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	4	5	9
TOTAL	0	5	0	4	15	24
HEAD OVER 60						
1 PERSON	6	0	0	0	0	6
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	8	0	0	9	0	17
4-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	14	0	0	9	0	23
GRAND TOTAL	20	15	0	19	15	69
TOTAL						
HEAD UNDER 35						
1 PERSON	30	31	10	6	0	77
2 PERS - NO CH	6	6	5	6	5	28
3+PERS - NO CH	0	0	0	0	0	0
4-4PERS - W/CH	11	9	5	6	0	31
5+ PERS - W/CH	15	14	6	0	0	35
TOTAL	62	60	26	18	5	171
HEAD 35-59						
1 PERSON	81	25	0	10	0	116
2 PERS - NO CH	21	11	21	0	14	67
3+PERS - NO CH	21	0	5	5	5	36
4-4PERS - W/CH	10	11	9	0	0	30
5+ PERS - W/CH	16	0	0	25	5	46
TOTAL	149	47	35	40	24	295
HEAD OVER 60						
1 PERSON	58	11	11	0	0	80
2 PERS - NO CH	25	31	0	0	0	56
3+PERS - NO CH	8	0	5	9	0	22
4-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	91	42	16	9	0	158
GRAND TOTAL	302	149	77	67	29	624

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	5	0	0	0	0	5
5+ ROOMS	0	5	0	0	0	5
TOTAL	5	5	5	0	0	15
2-4 UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	19	0	0	0	19
5+ ROOMS	0	21	0	6	0	27
TOTAL	0	45	0	6	0	51
5+ UNITS						
1-2 ROOMS	6	82	5	0	0	93
3-4 ROOMS	10	76	0	0	0	86
5+ ROOMS	0	0	0	0	0	0
TOTAL	16	158	5	0	0	179
TOTAL	21	208	10	6	0	245
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	11	0	0	0	11
5+ ROOMS	0	6	0	0	0	6
TOTAL	0	17	0	0	0	17
2-4 UNITS						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	6	5	0	0	0	11
5+ ROOMS	0	16	0	0	0	22
TOTAL	11	21	0	0	0	38
5+ UNITS						
1-2 ROOMS	11	21	0	0	0	32
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	5	0	0	0	5
TOTAL	11	31	0	0	0	42
TOTAL	22	69	6	0	0	97

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	15	6	0	0	0	21
3-4 ROOMS	0	16	5	0	0	21
5+ ROOMS	0	22	5	0	0	27
TOTAL	15	44	10	0	0	69
2-4 UNITS						
1-2 ROOMS	10	11	11	0	0	32
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	5	5	0	0	0	10
TOTAL	15	21	11	0	0	47
5+ UNITS						
1-2 ROOMS	96	30	0	0	0	126
3-4 ROOMS	0	20	11	0	0	31
5+ ROOMS	0	5	5	6	0	16
TOTAL	96	55	16	6	0	173
TOTAL	126	120	37	6	0	289
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	15	6	5	0	0	26
3-4 ROOMS	5	27	5	0	0	37
5+ ROOMS	0	33	5	0	0	38
TOTAL	20	66	15	0	0	101
2-4 UNITS						
1-2 ROOMS	15	16	11	0	0	42
3-4 ROOMS	6	29	0	0	0	35
5+ ROOMS	5	42	6	6	0	59
TOTAL	26	87	17	6	0	136
5+ UNITS						
1-2 ROOMS	113	133	5	0	0	251
3-4 ROOMS	10	101	11	0	0	122
5+ ROOMS	0	10	5	6	0	21
TOTAL	123	244	21	6	0	394
TOTAL	169	397	53	12	0	631

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	VALUE					
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	TOTAL
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	4	0	0	0	4
TOTAL	0	4	0	0	0	4
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	4	0	0	0	4
TOTAL	0	4	0	0	0	4
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	8	0	0	0	8
TOTAL	0	8	0	0	0	8
GRAND TOTAL	0	16	0	0	0	16

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	DATE OF CONSTRUCTION				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	140	99	6	0	245
CONDITION 3	86	11	0	0	97
CONDITION 4	241	48	0	0	289
ALL CONDITIONS	467	158	6	0	631

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	PERSONS PER ROOM			TOTAL	
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	92	88	10	6	196
CONDITION 3	60	27	5	0	92
CONDITION 4	69	151	30	16	266
ALL CONDITIONS	221	266	45	22	554

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS,



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	51	10	0	10	0	71
2 PERS - NO CH	15	15	0	0	4	34
3+PERS - NO CH	0	0	5	0	0	5
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	5	0	0	5	0	10
TOTAL	71	25	5	15	4	120
NEGRO						
1 PERSON	62	26	11	6	0	105
2 PERS - NO CH	15	18	11	0	0	44
3+PERS - NO CH	21	0	0	0	0	21
2-4PERS - W/CH	16	15	5	0	0	36
5+ PERS - W/CH	26	0	6	5	0	37
TOTAL	140	59	33	11	0	243
OTHER RACES						
1 PERSON	0	10	0	0	0	10
2 PERS - NO CH	6	0	0	0	0	6
3+PERS - NO CH	0	0	0	9	0	9
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	6	10	0	9	0	25
ALL RACES						
1 PERSON	113	46	11	16	0	186
2 PERS - NO CH	36	33	11	0	4	84
3+PERS - NO CH	21	0	5	9	0	35
2-4PERS - W/CH	16	15	5	0	0	36
5+ PERS - W/CH	31	0	6	10	0	47
TOTAL	217	94	38	35	4	388
GRAND TOTAL	434	188	76	70	8	776



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE = TYPE					TOTAL
		1 PERS NO CH	2PERS NO CH	3+PERS W/CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	51	5	0	0	0	56
	GT \$ 4	56	27	11	11	16	121
\$2-2999	LT \$ 4	31	5	0	0	0	36
	\$ 40- 6	10	0	5	10	5	30
	GT \$ 6	0	0	0	0	10	10
\$3-3999	LT \$ 6	21	11	0	0	0	32
	\$ 60- 8	0	0	5	0	0	5
	GT \$ 8	0	0	0	0	0	0
\$4-4999	LT \$ 8	37	16	0	11	5	69
	\$ 80-10	0	0	0	0	0	0
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	26	27	0	5	0	56
	\$100-12	0	0	0	0	0	0
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	16	16	5	5	6	48
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	5	10	5	0	0	20
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	5	6	5	0	5	21
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	6	5	11
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	6	15	5	0	11	37
TOTAL		264	138	41	48	63	554



SECTION 3

SOCIAL AND PHYSICAL
PROBLEM PROFILES,
BY CENSUS TRACT

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

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Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

Components of the Social Problem Profiles

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1)	13.4	42.2	2.2
1b. Median Family Income, 1959 (1)	6,716	3,459	18,281
1c. Per Cent of Male Labor Force Unemployed, 1960 (1)	6.7	19.4	0
1d. Per Cent of Female Labor Force Unemployed, 1960 (1)	5.4	16.8	0.7
2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1)	49.0	91.69	19.9
2b. Median Years of Education, 1960 (1)	12.0	0.9	14.0
2c. Per Cent of Total Population that is Non-White, 1960 (1)	18.4	99.5	0.1
2d. Per Cent of Total Population that is Over 65 Years of Age, 1960 (1)	12.6	33.6	3.0
3a. Number of Old Age Assistance Recipients, 1962 per 1000 1960 Population (2)	16.0	79.0	1.0
3b. New Tuberculosis Cases, 1960, per 1000 1960 Population (3)	0.8	4.0	0
3c. Number of Infant Deaths per 1000 Births, 1963 (3)	25.	91.0	0
4a. Criminal Offences Committed in 1960 per 1000 Population, 1960 (5)	68	280	40

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4)	55	165	3
4c. Suicides 1960 per 1000 Population, 1960 (5)	0.3	1.5	0
5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1)	54.7	75.9	26.8
5b. Per Cent of Total Housing Units that were Rented, 1960 (1)	61.0	99.59	2.64
5c. Per Cent of Total House- holds that were Primary Families, 1960 (1)	61.64	9.04	94.58
5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6)	-10.1	-71.30	+712.30

Components of the Physical Problem Profile

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Housing Units that were Dilapidated, 1960 (1)	1.71	58.93	0
1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1)	17.50	95.40	0.20

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1)	80.39	100	0.9
1d. Lot Size and Shape Penalty Score, 1956 (7)	4.75	8.50	0
1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1)	6.53	32.05	0.43
1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1)	12.45	93.12	0
1g. Per Cent of Total Housing Units that were Vacant, 1960 (1)	5.98	27.32	0
2a. Non-Conforming Use Penalty Score, 1964 (8)	.74	11.23	0
2b. Block Size and Shape Penalty Score, 1956 (7)	2.77	6.50	0
2c. Street Layout Penalty Score, 1956 (7)	2.26	5.0	0
2d. Traffic Penalty Score, 1964 (9)	0.34	2.83	0
2e. Facility Deficiencies Score - Protective Functions, 1965 (10)	1.68	3.50	0.80
2f. Facility Deficiencies Score - Recreation, Library, 1965 (10)	1.81	4.00	0.30
2g. Facility Deficiencies Score - Education, 1965 (10)	1.77	2.80	0.40
3a. Improvement Activity Level, 1962-1964 (11)	1.42	0	6.50
3b. Construction Activity Level, 1962-1964 (11)	2.83	0	32.09

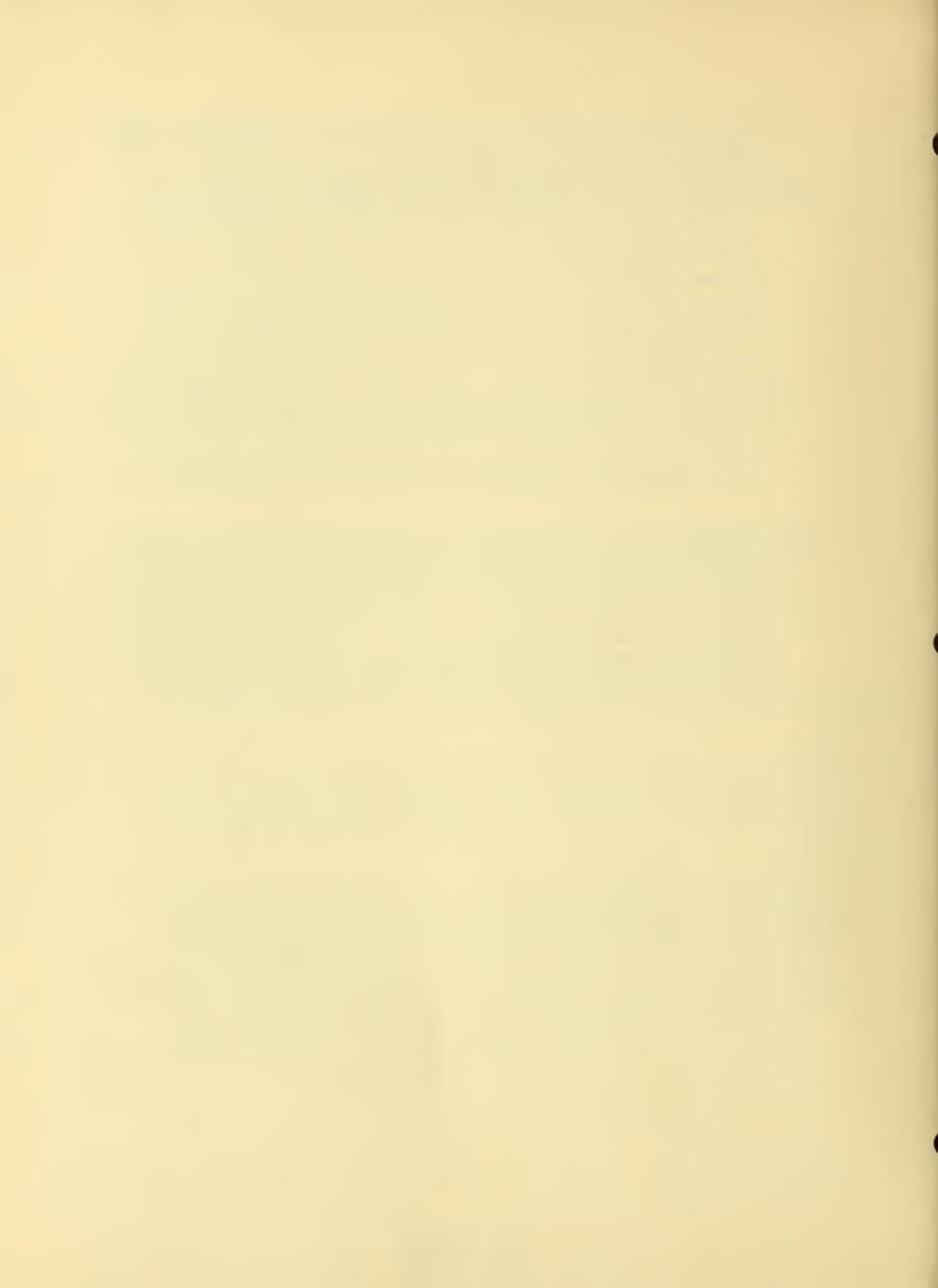
Arthur D. Little, Inc.

Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

(10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.

(11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.

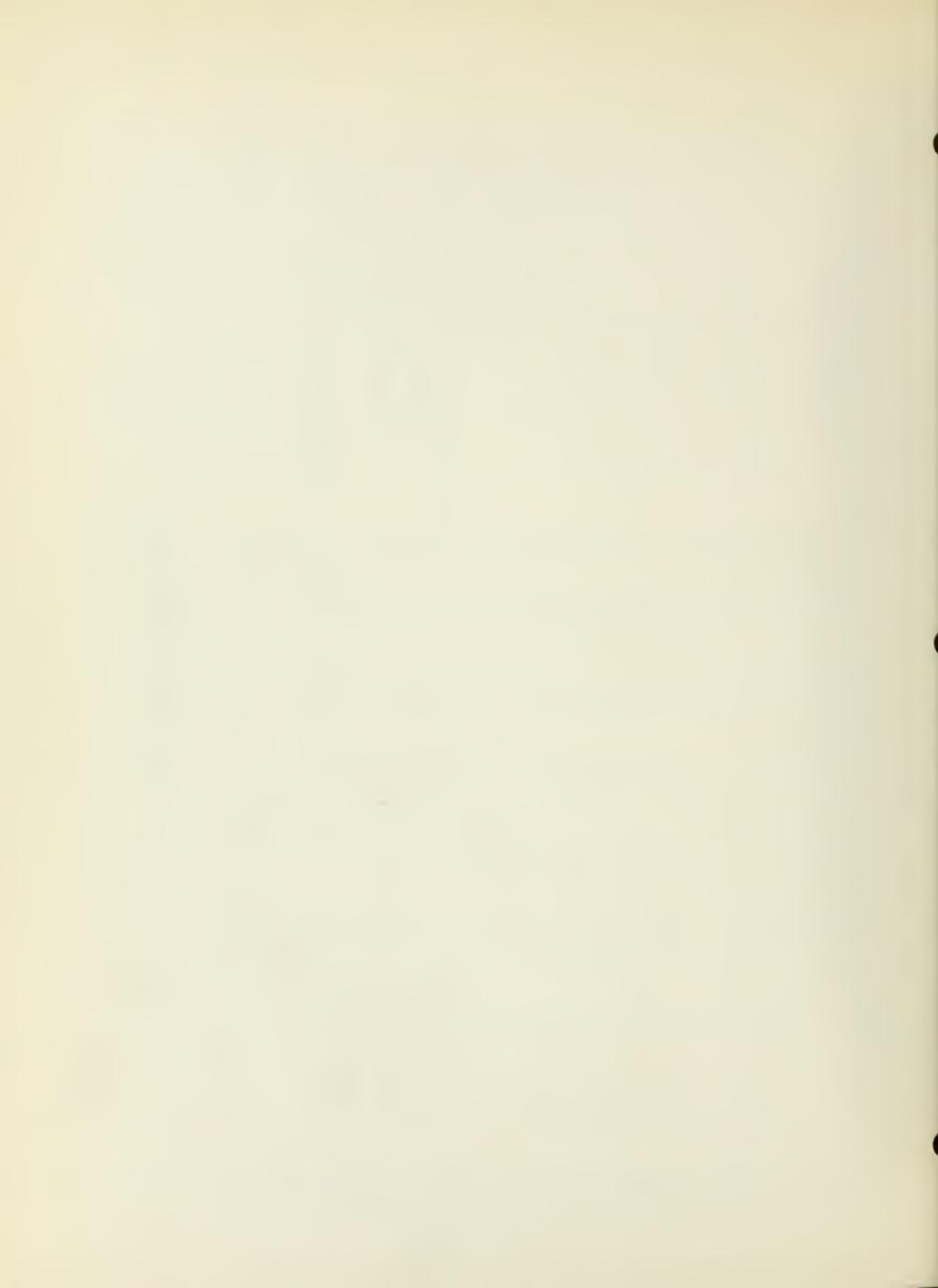


SOCIAL PROBLEM PROFILE DATA
by Census Tract

Programming Area - 5

	J-1	J-2	J-3	J-6	J-7	J-8	J-9	J-10
1a. % Families, Income Less Than \$3000/yr.	17.4	20.0	30.0	36.5	31.7	42.0	24.3	34.4
1b. Median Family Income	5797	5480	4755	3977	4234	3463	4648	4219
1c. % Male Labor Force, Unemployed	2.6	7.6	9.4	17.0	13.6	15.5	12.2	19.3
1d. % Female Labor Force, Unemployed	1.2	6.5	9.4	8.5	13.5	14.4	16.6	13.3
2a. % Persons Over 25, Less Than HS Education	43.0	45.5	59.2	57.5	59.5	60.1	53.4	68.5
2b. Median Years Education	12.3	12.2	10.6	10.9	10.7	10.6	11.4	9.3
2c. % Population, Non-White	18.7	71.7	75.8	77.6	75.4	75.1	15.7	64.4
2d. % Population, Over 65	19.3	11.4	12.8	9.6	8.1	8.5	24.4	11.7
3a. OAA Recipients/1000 Persons	27	20	24	32	20	22	53	44
3b. New Tuberculosis Cases/1000 Persons	0	.8	.7	.9	1.1	1.4	2.0	2.5
3c. Infant Mortality/1000 Births	74	0	31	25	32	0	91	43
4a. Criminal Offences Committed/1000 Persons	139	139	60	100	60	139	139	139
4b. Juvenile Court Cases/1000, 8-18 yrs.	79	73	79	79	87	87	107	68
4c. Suicides/1000 Persons	0	.2	0	0	0	0	0	.2
4d. AFDC Recipients/100 Families	.46	8.8	8.58	10.26	13.88	13.54	5.98	15.31
5a. % 1960 Population, Moved Since 1955	69.1	61.6	58.0	63.2	70.4	72.2	68.0	73.5
5b. % Housing Units, Rented	96.51	87.95	83.36	91.06	88.31	95.85	97.17	94.74
5c. % Households, Primary Families	26.98	50.81	53.30	54.25	60.09	45.79	28.79	45.88
5d. % Change, Number of Families, 1950 - 1960	-64.10	-28.41	-30.63	-25.96	-71.30	-61.68	-29.64	

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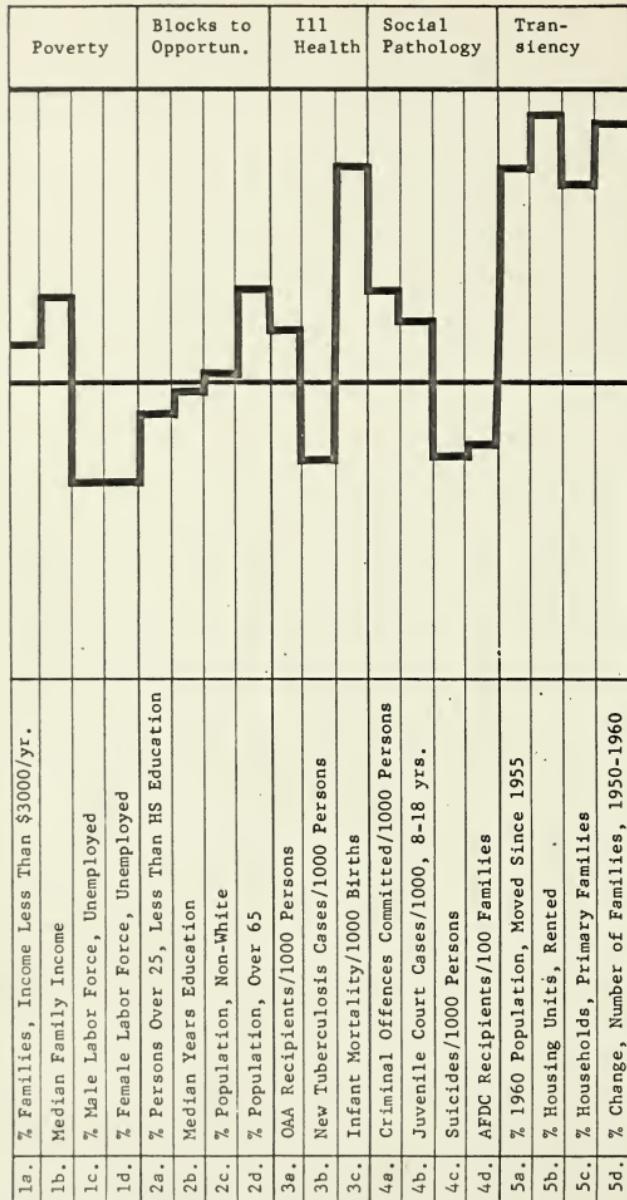


PHYSICAL PROBLEM PROFILE DATA
by Census Tract

Programming Area 5

	J-1	J-2	J-3	J-6	J-7	J-8	J-9	J-10
1a. % Housing Units, Dilapidated	4.32	1.32	2.03	2.83	2.44	4.75	31.35	21.30
1b. % Housing Units, Substandard	42.70	38.30	45.00	47.40	26.90	51.50	63.80	53.60
1c. % Housing Units, 20 Yrs. Old or More	99.6	98.6	97.4	89.9	88.7	91.6	99.6	89.7
1d. Lot Size and Shape Penalty	6	4	4	4	4	2	5	3.5
1e. % Housing Units, 1.01 Persons/Room or More	4.97	9.28	8.79	11.28	11.52	12.67	5.05	12.93
1f. % Housing Units, Shared or No Bath	31.30	23.81	24.31	28.60	15.33	34.44	31.16	34.11
1g. % Housing Units, Vacant	7.26	4.76	4.43	5.11	5.07	20.36	5.08	9.79
2a. Non-Conforming Use Penalty	.20	1.72	.37	2.09	.60	1.70	.58	1.36
2b. Block Size and Shape Penalty	5	2	0	2	3.5	3.5	5	3
2c. Street Layout Penalty	0	0	0	0	0	0	0	0
2d. Traffic Penalty	0	0	0	0	.40	0	0	1.50
2e. Facility Deficiencies-Protective Functions	2.0	2.0	3.5	2.0	2.5	2.1	2.1	2.1
2f. Facility Deficiencies-Recreation, Library	2.1	2.1	1.9	1.7	1.9	1.7	2.0	1.6
2g. Facility Deficiencies - Education	2.3	2.3	2.0	2.0	2.2	1.8	2.0	2.1
3a. Improvement Activity Level	1.18	.59	2.18	2.22	.57	4.58	0	1.51
3b. Construction Activity Level	32.09	2.45	.90	1.08	.81	0	11.89	.96

SOCIAL PROBLEM PROFILE

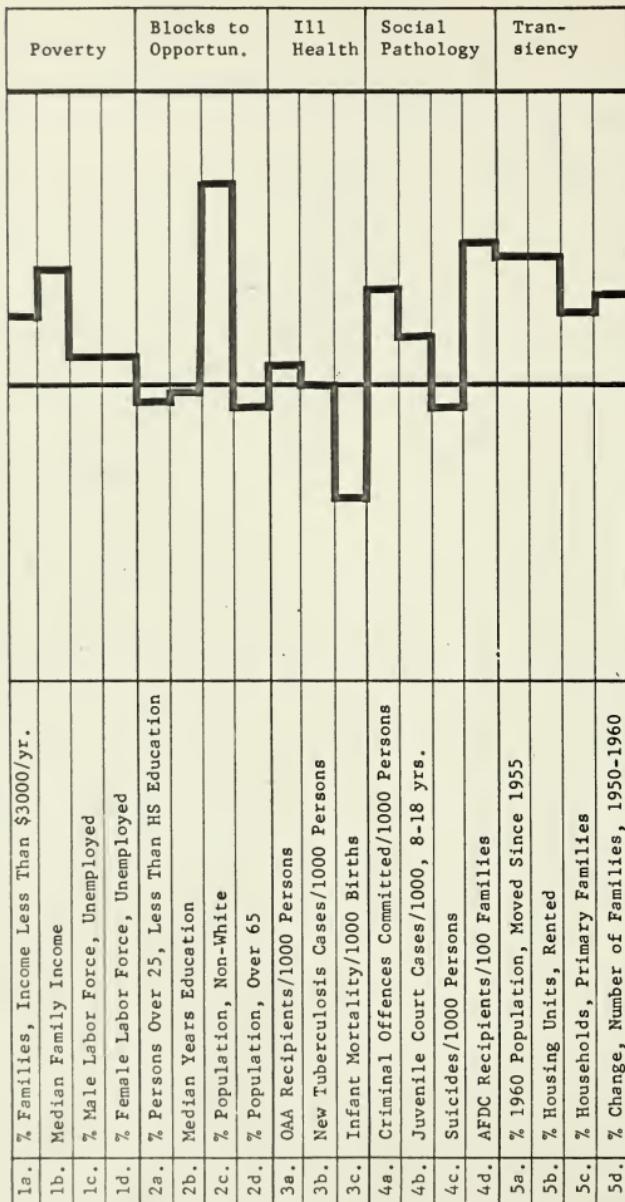


CENSUS TRACT J-1

HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

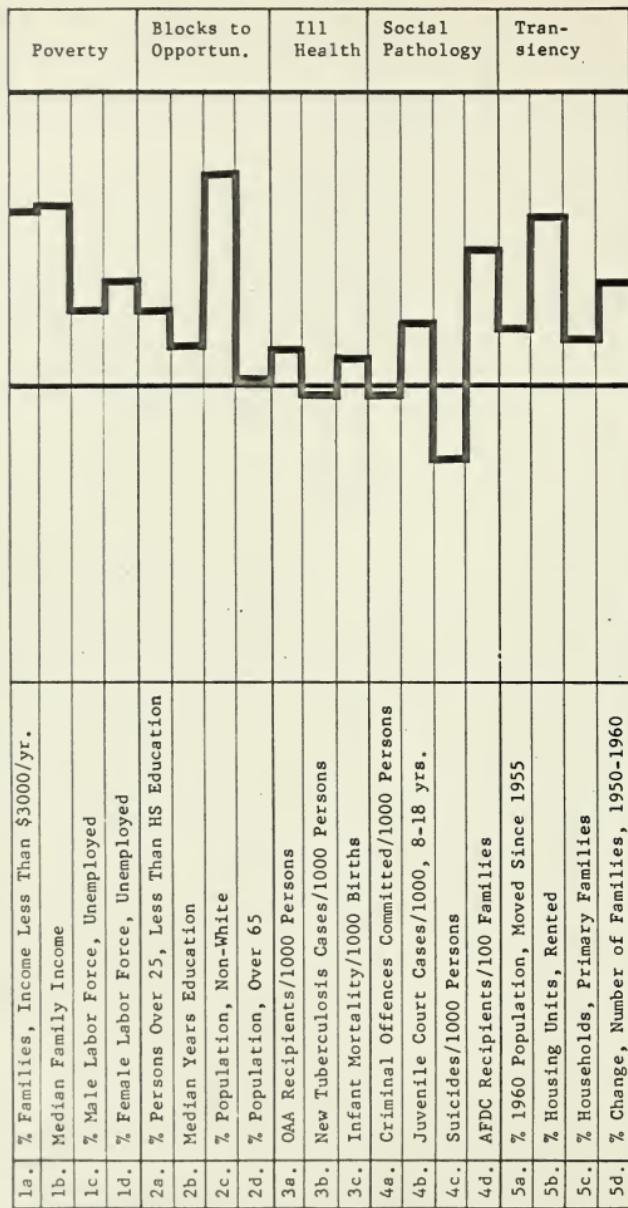


CENSUS TRACT J-2

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

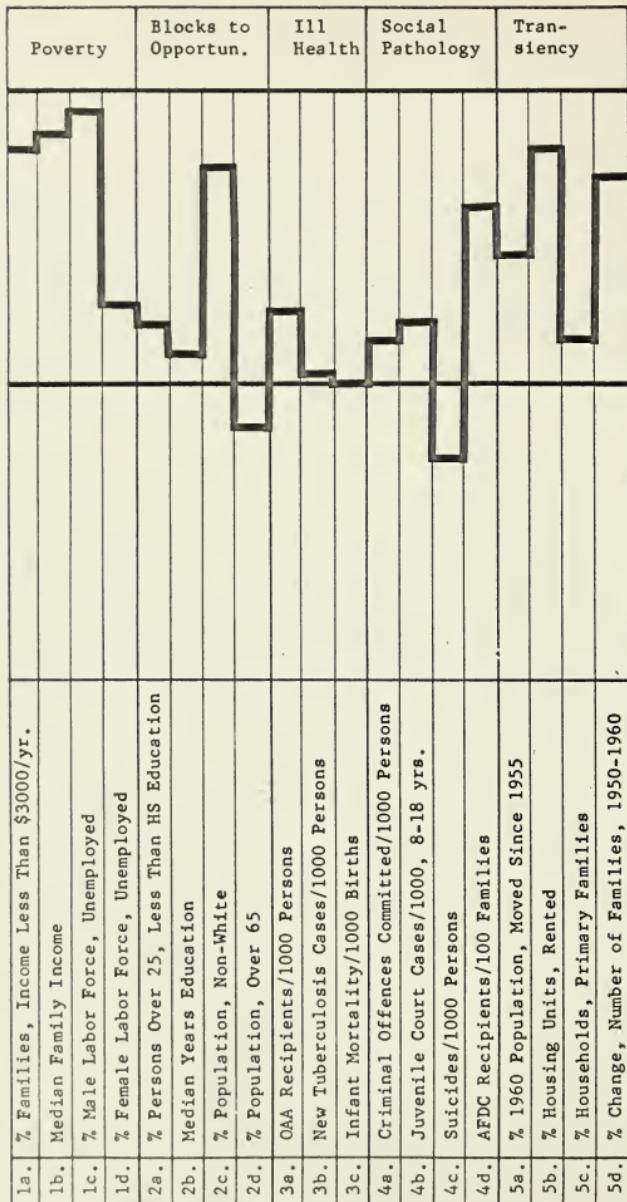


CENSUS TRACT J-3

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

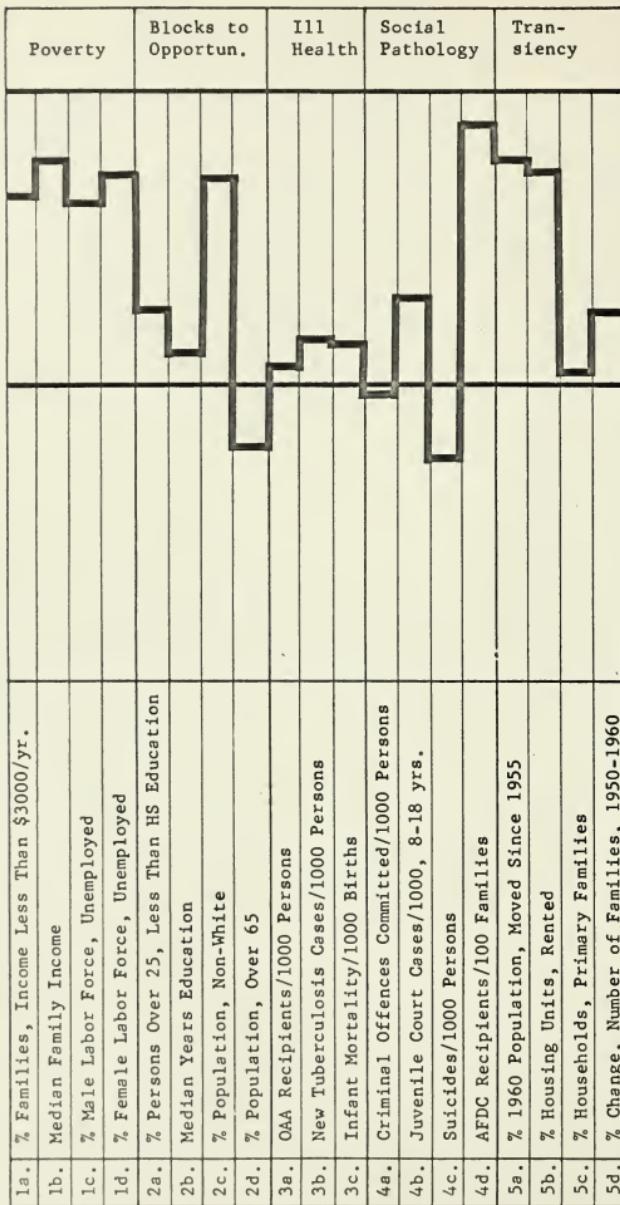


CENSUS TRACT J-6

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

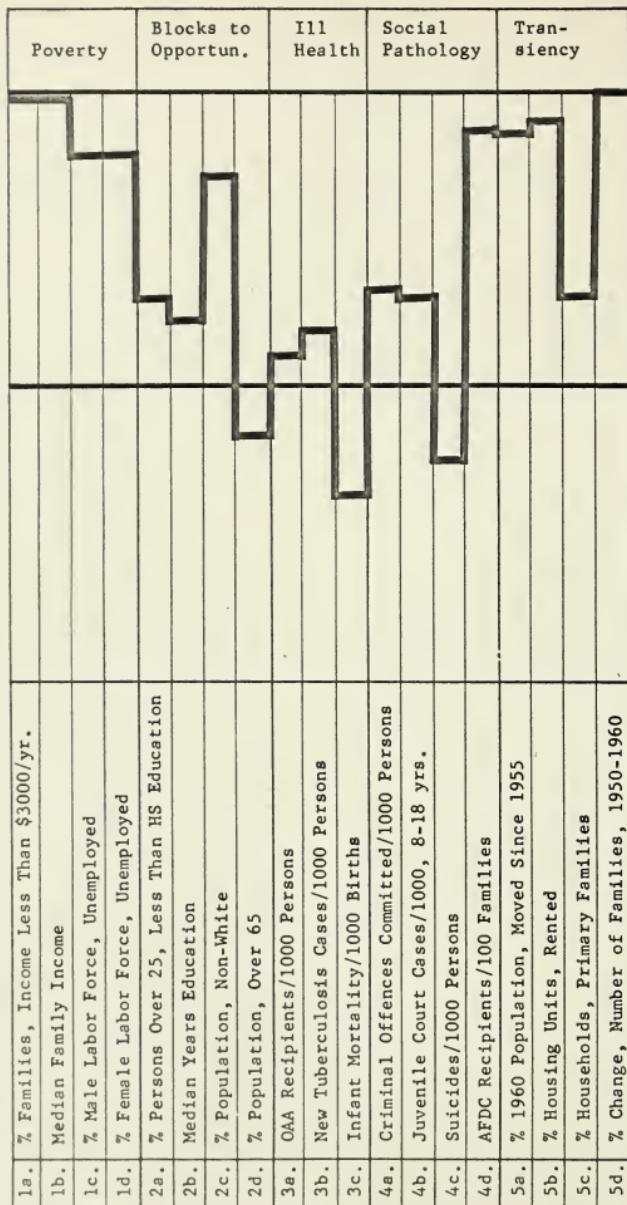


CENSUS TRACT J-7

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

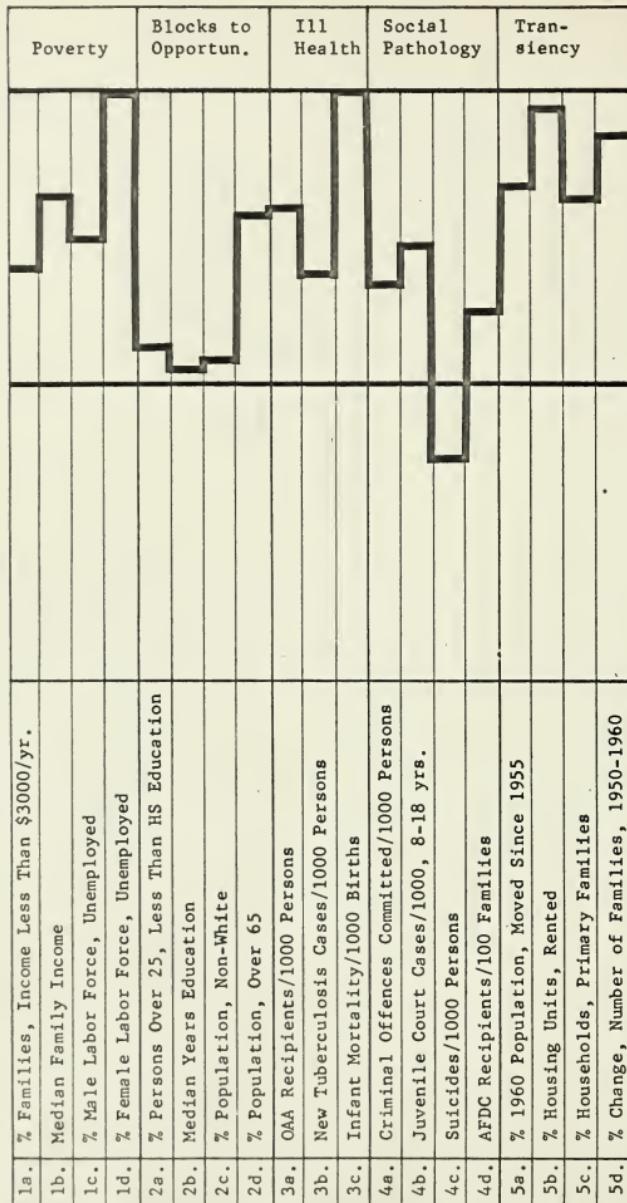


CENSUS TRACT J-8

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

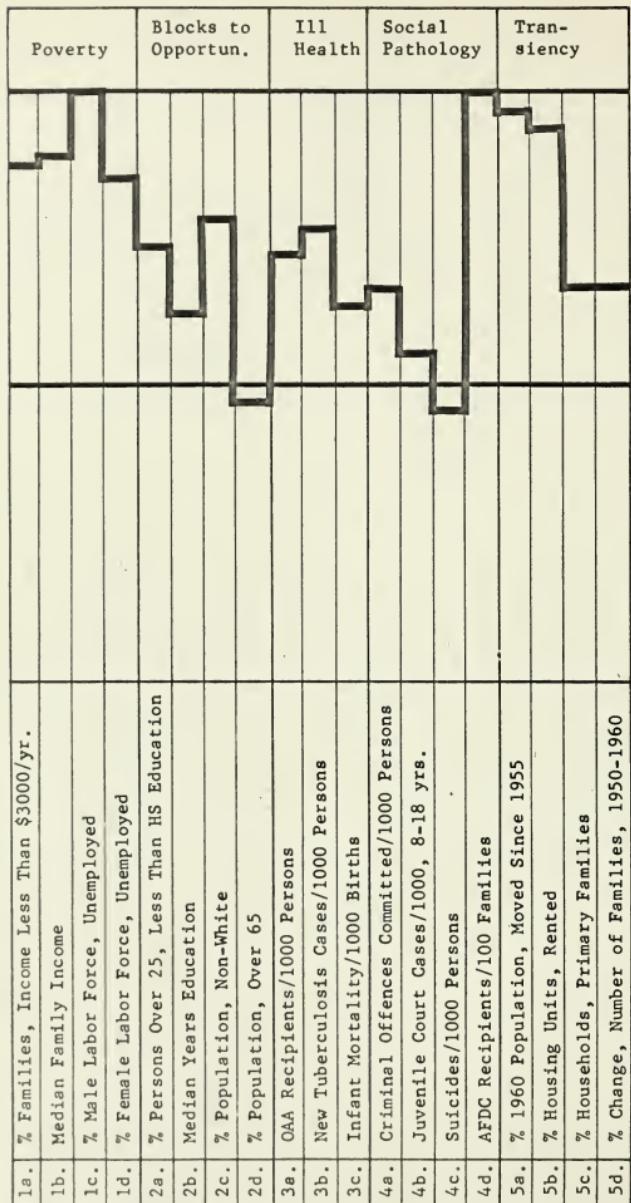


CENSUS TRACT J-9

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

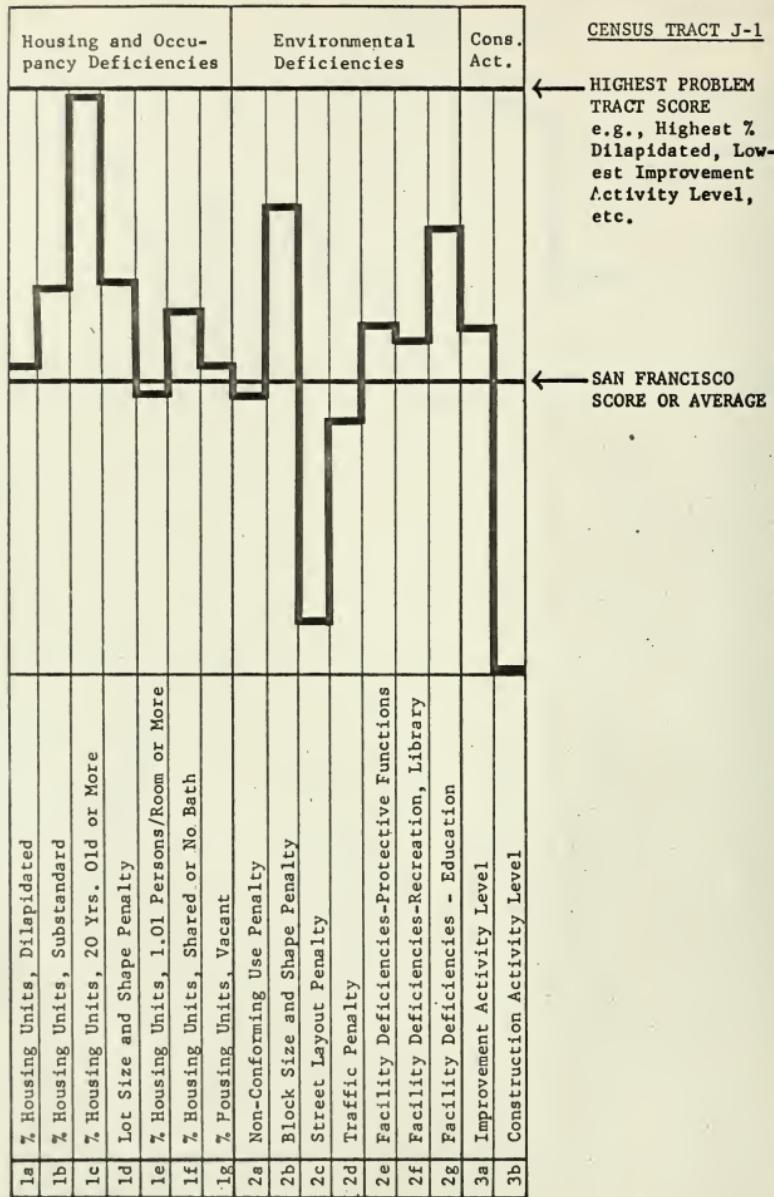


CENSUS TRACT J-10

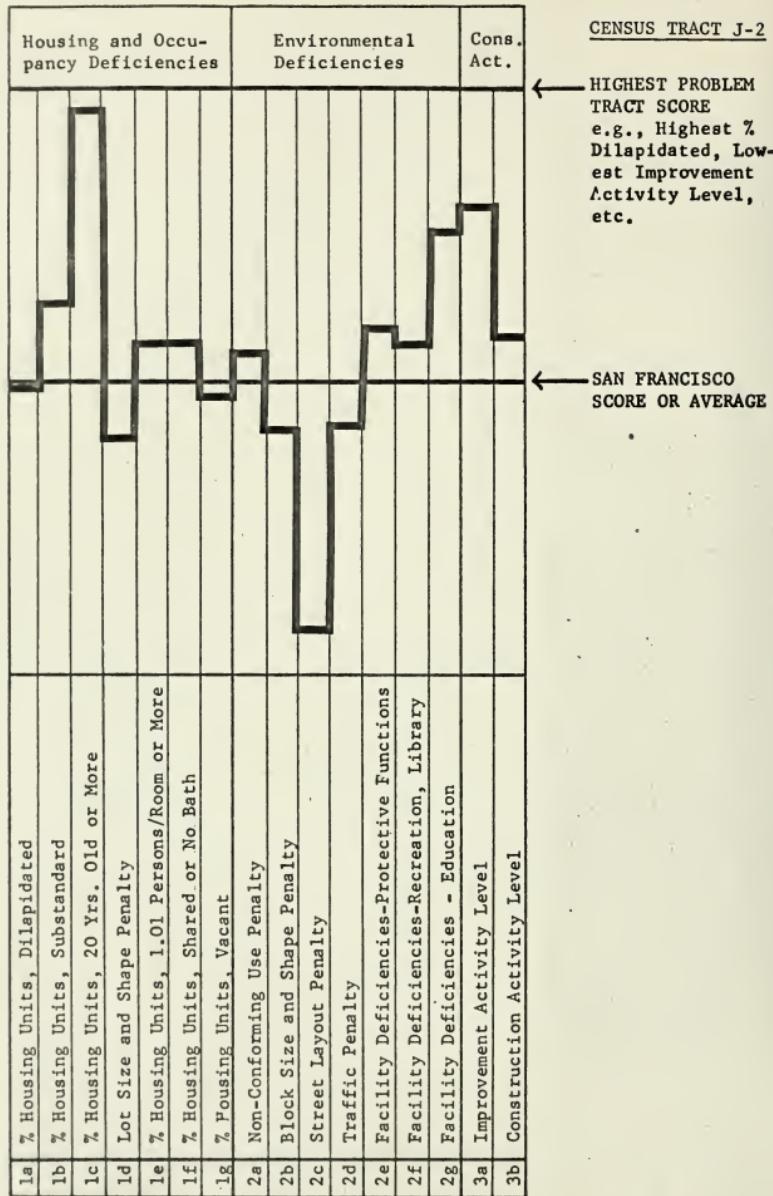
HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Low Median Income, etc.

SAN FRANCISCO SCORE OR AVERAGE

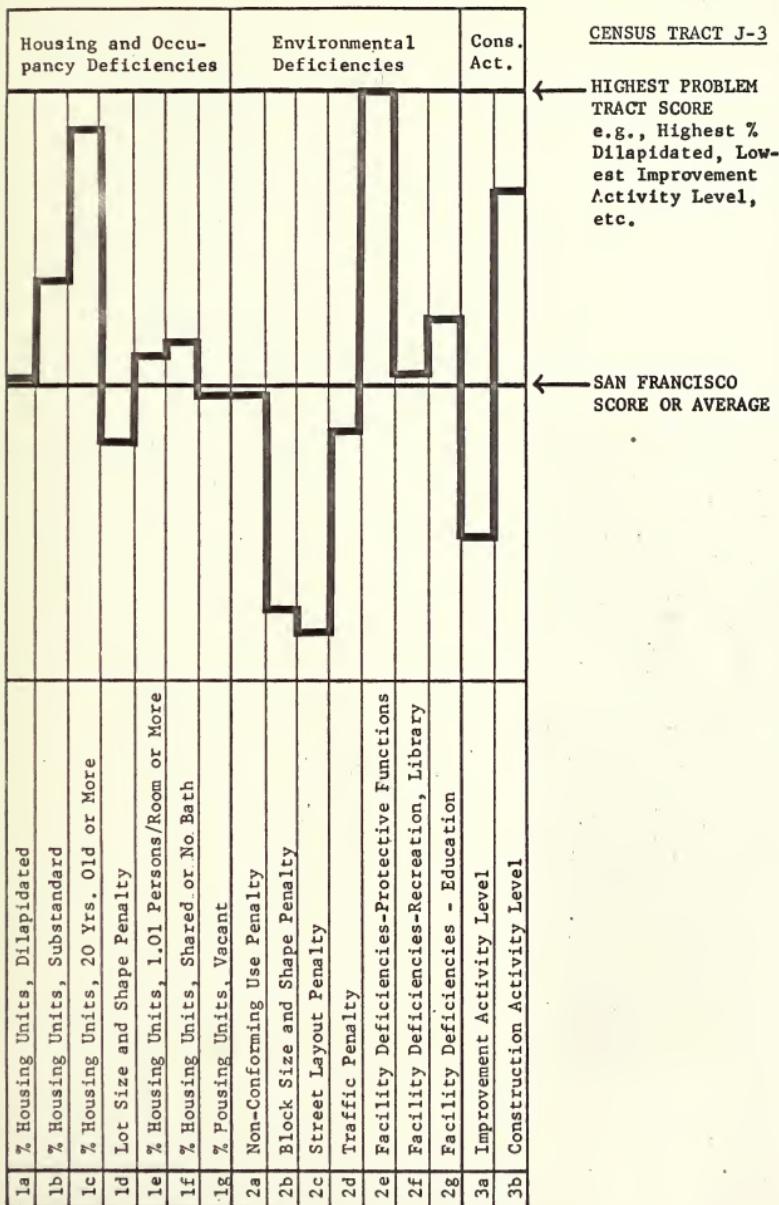
PHYSICAL PROBLEM PROFILE



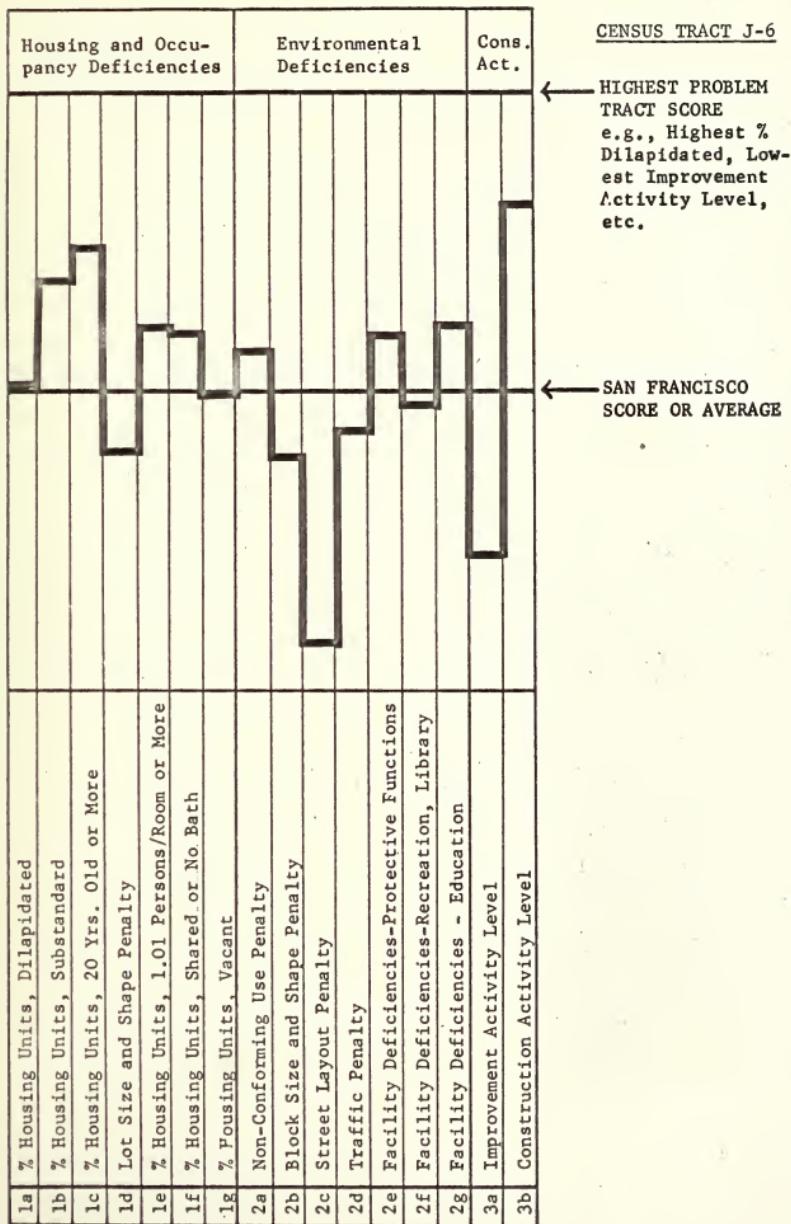
PHYSICAL PROBLEM PROFILE



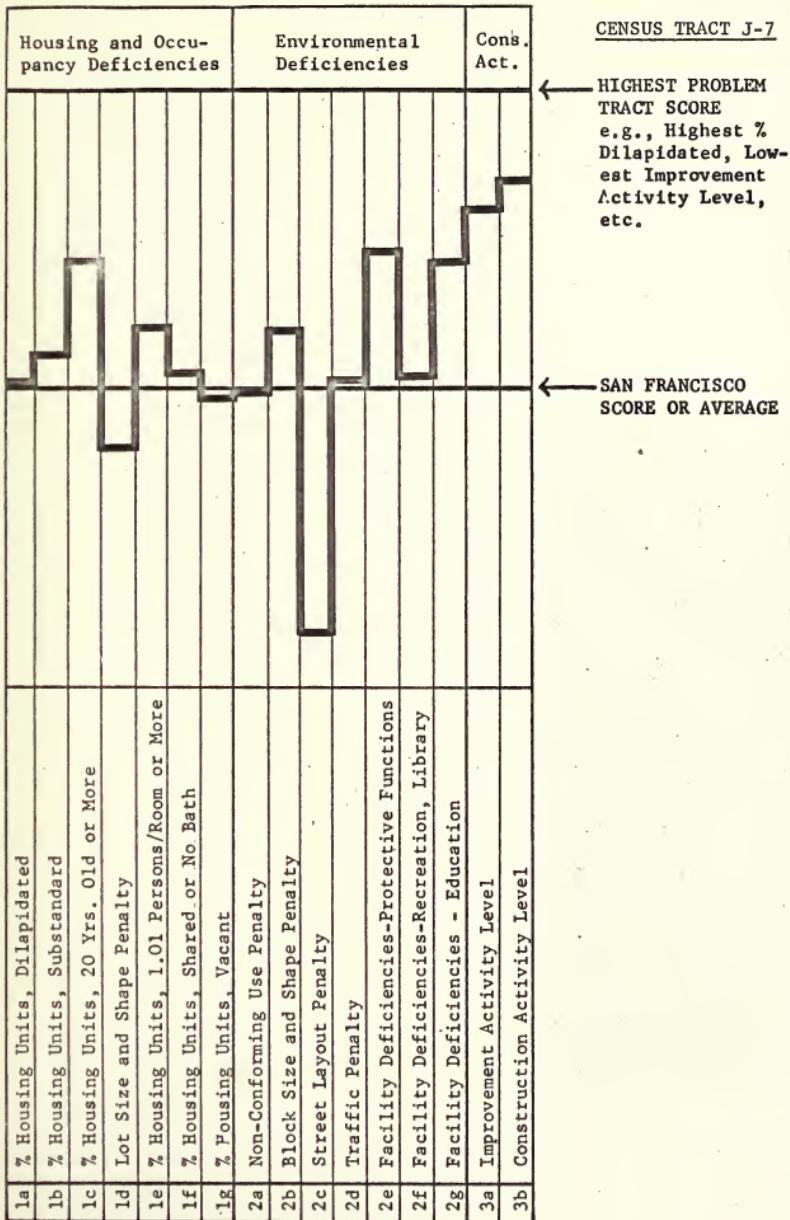
PHYSICAL PROBLEM PROFILE



PHYSICAL PROBLEM PROFILE

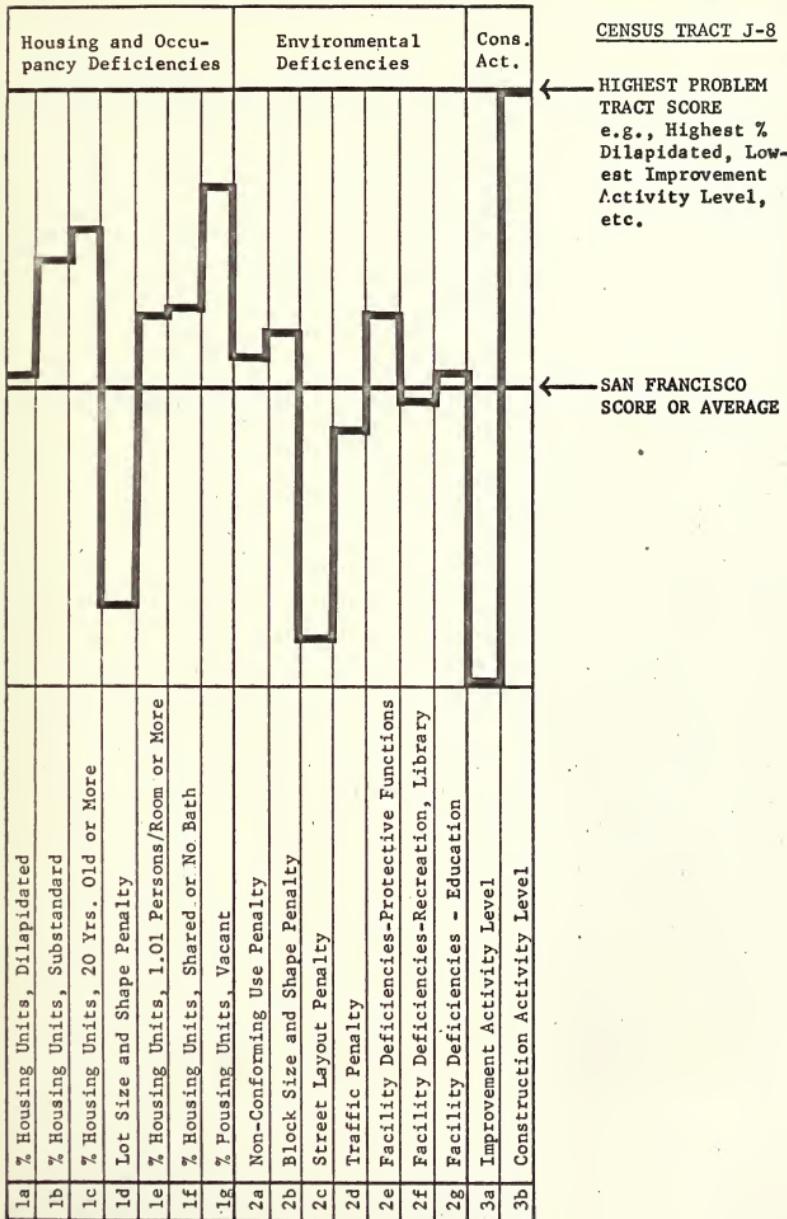


PHYSICAL PROBLEM PROFILE



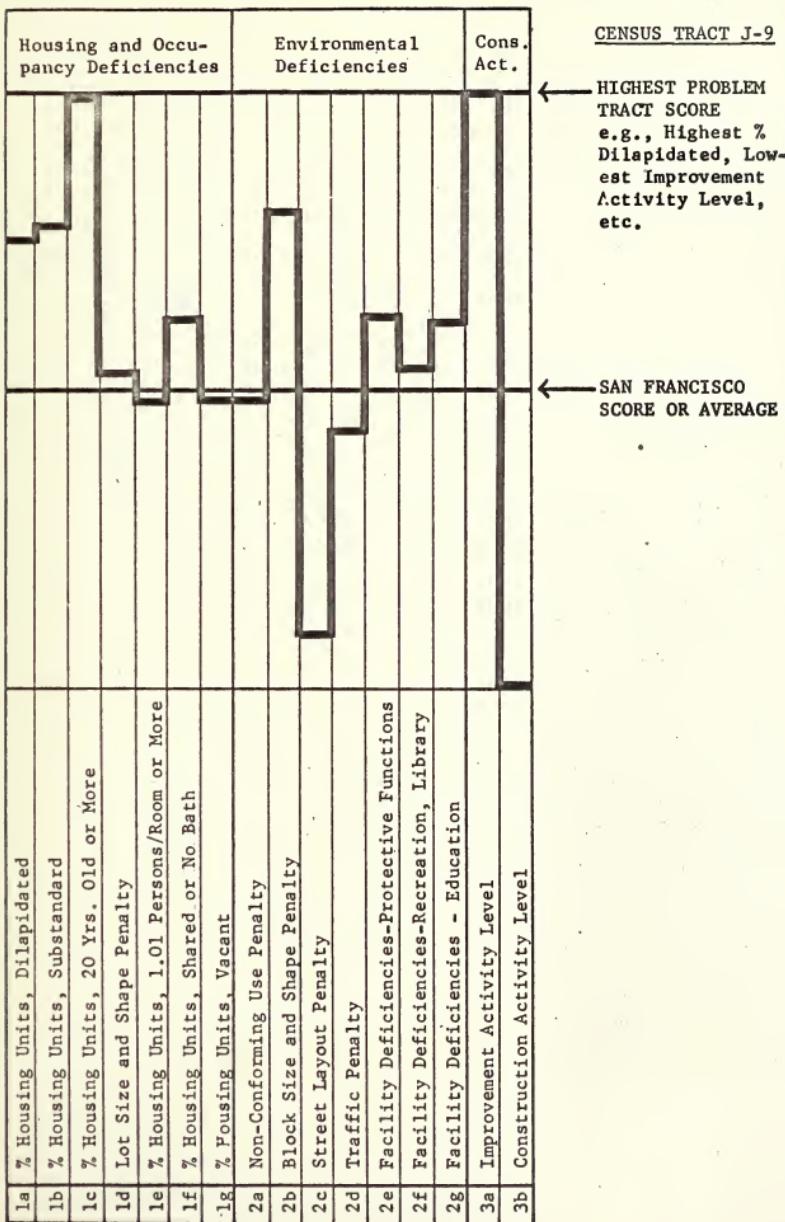
San Francisco Community Renewal Program - Arthur D. Little, Inc.

PHYSICAL PROBLEM PROFILE

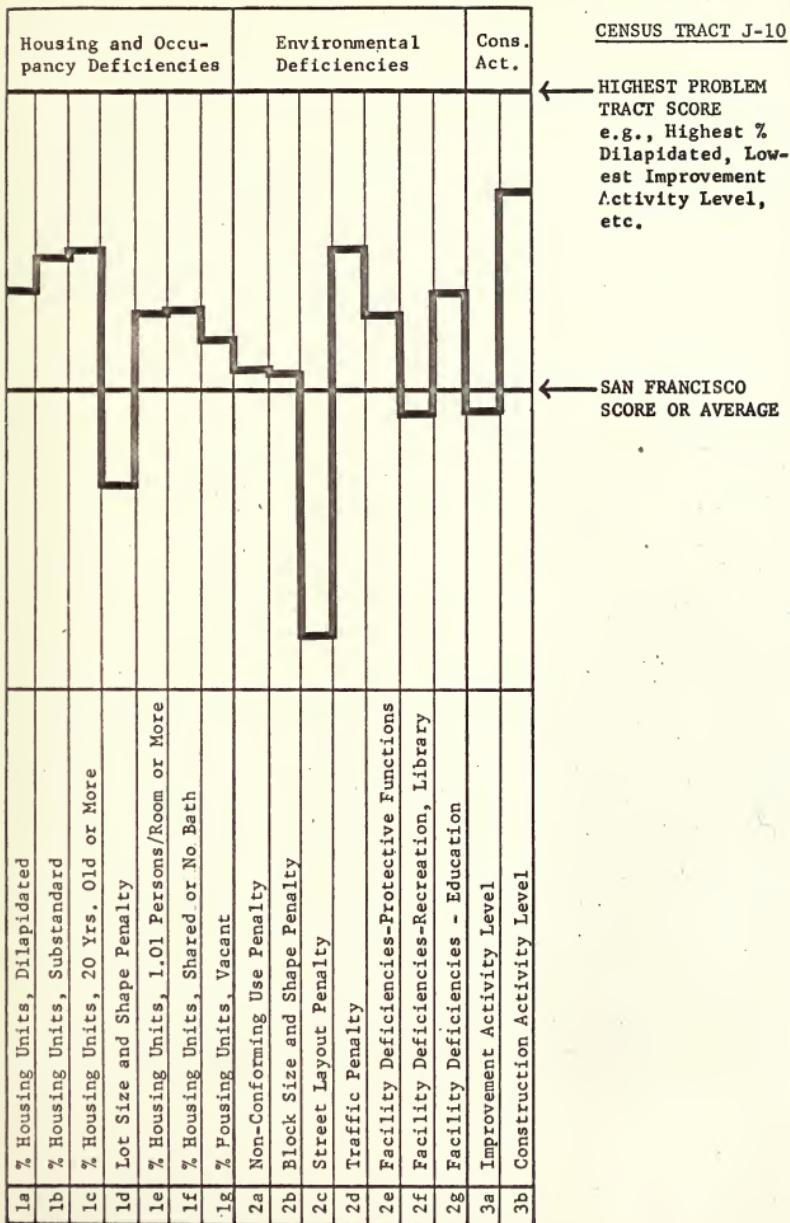


San Francisco Community Renewal Program - Arthur D. Little, Inc.

PHYSICAL PROBLEM PROFILE



PHYSICAL PROBLEM PROFILE



SECTION 4

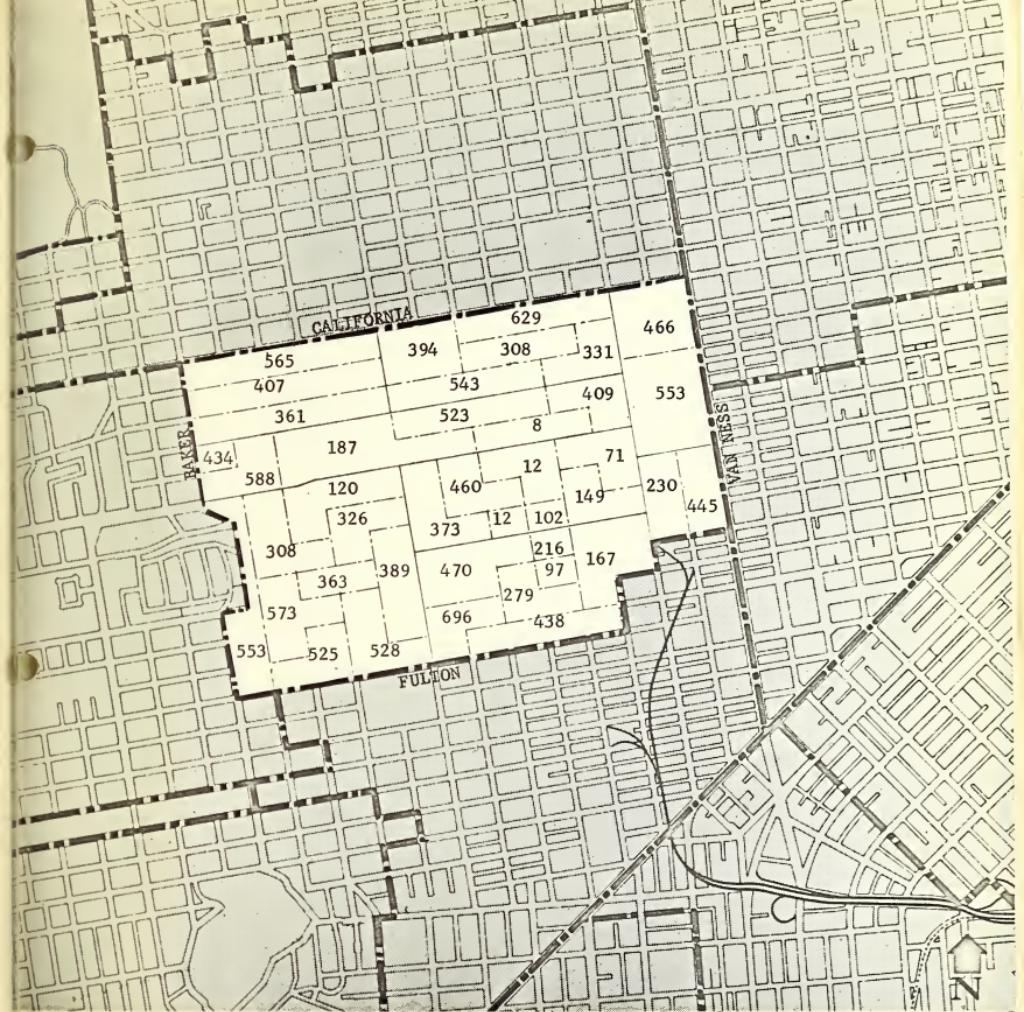
POPULATION AND HOUSING
CHARACTERISTICS MAPS, 1960,
BY ENUMERATION DISTRICT

The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

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level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

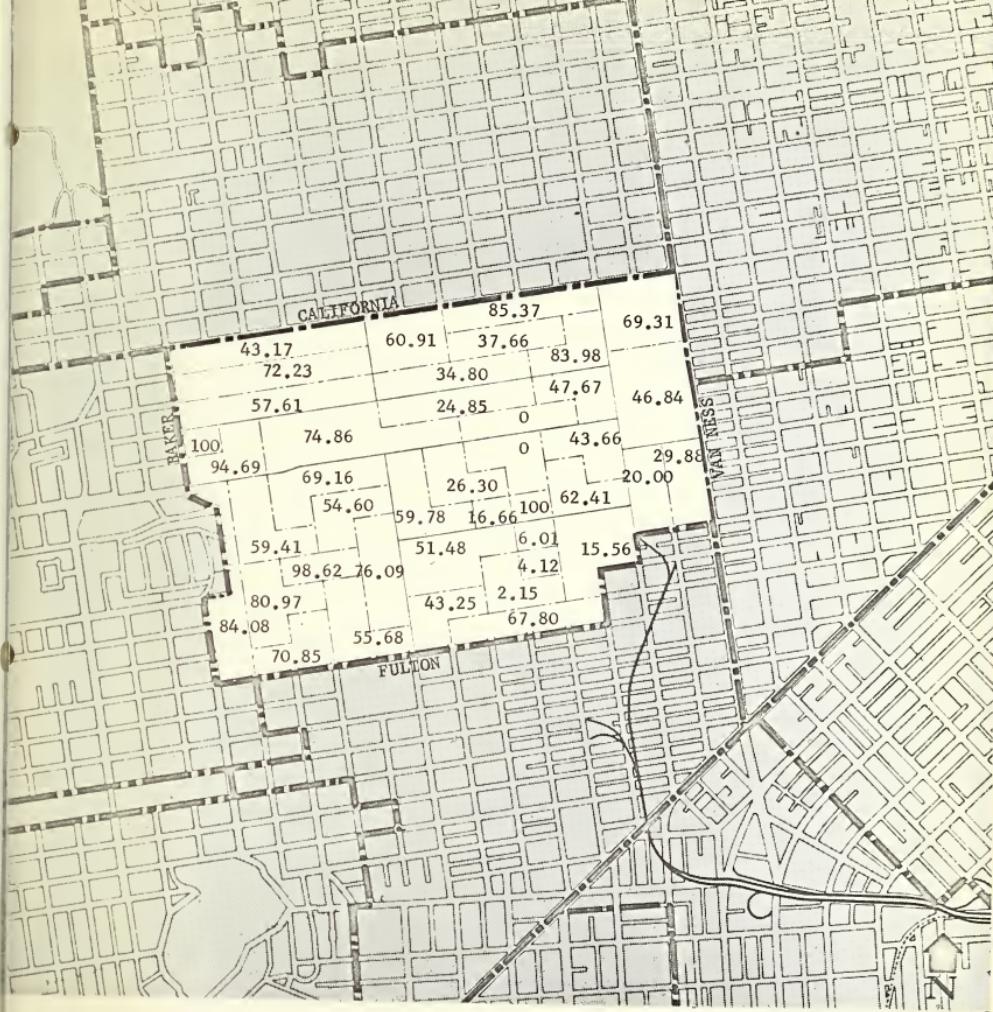
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NUMBER OF HOUSING UNITS

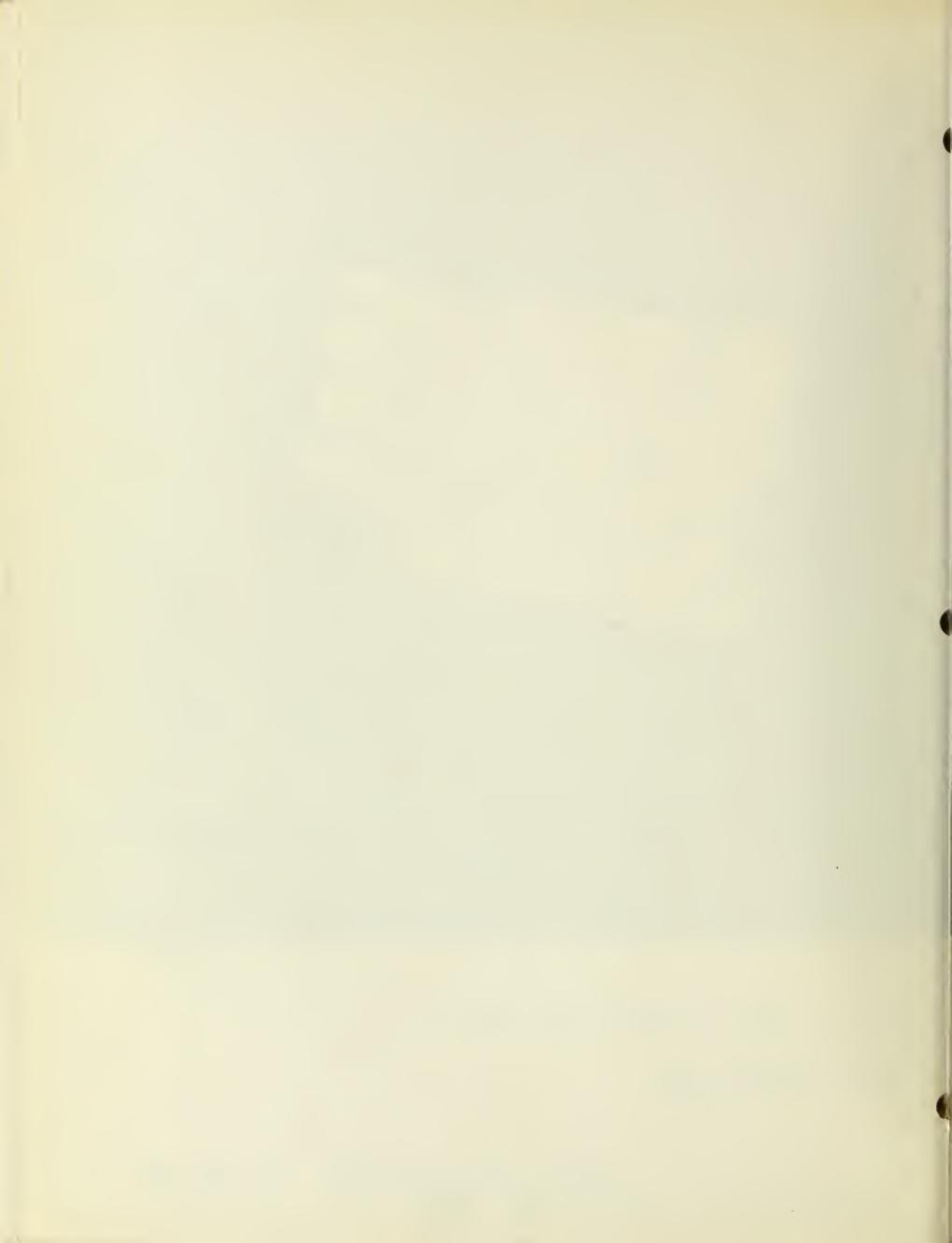
Programming Area 5
Source: 1960 U.S. Census

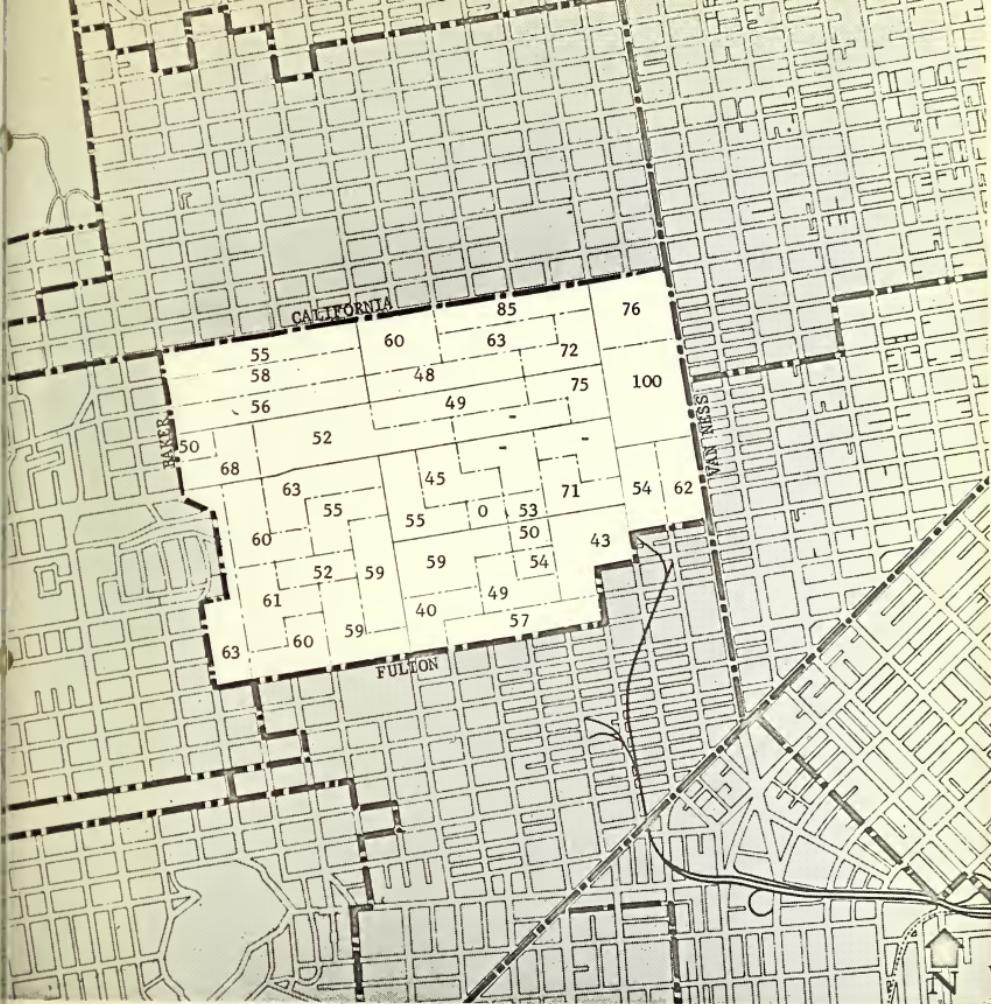




PER CENT OF HOUSING UNITS,
SOUND WITH ALL PLUMBING

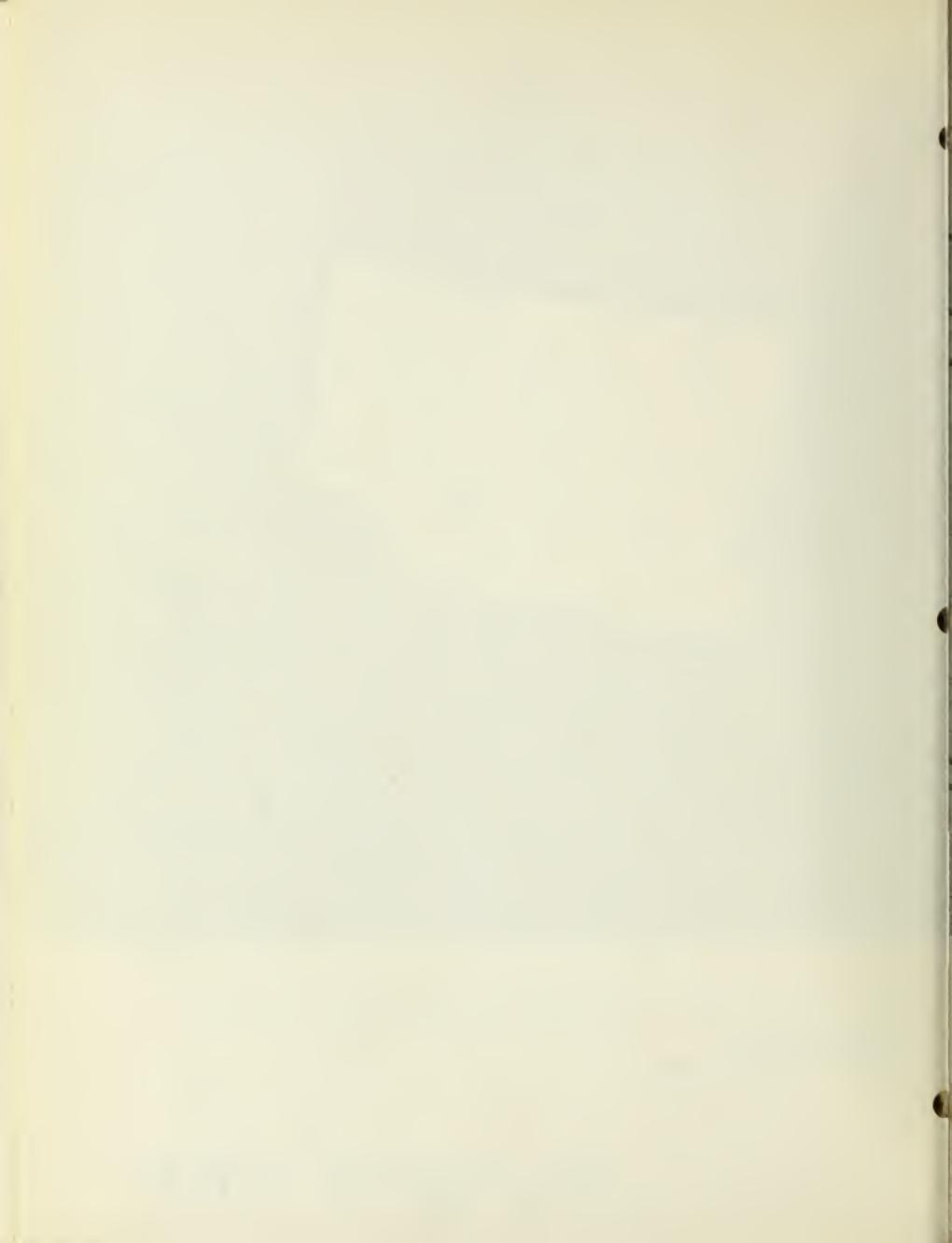
Programming Area 5
Source: 1960 U.S. Census

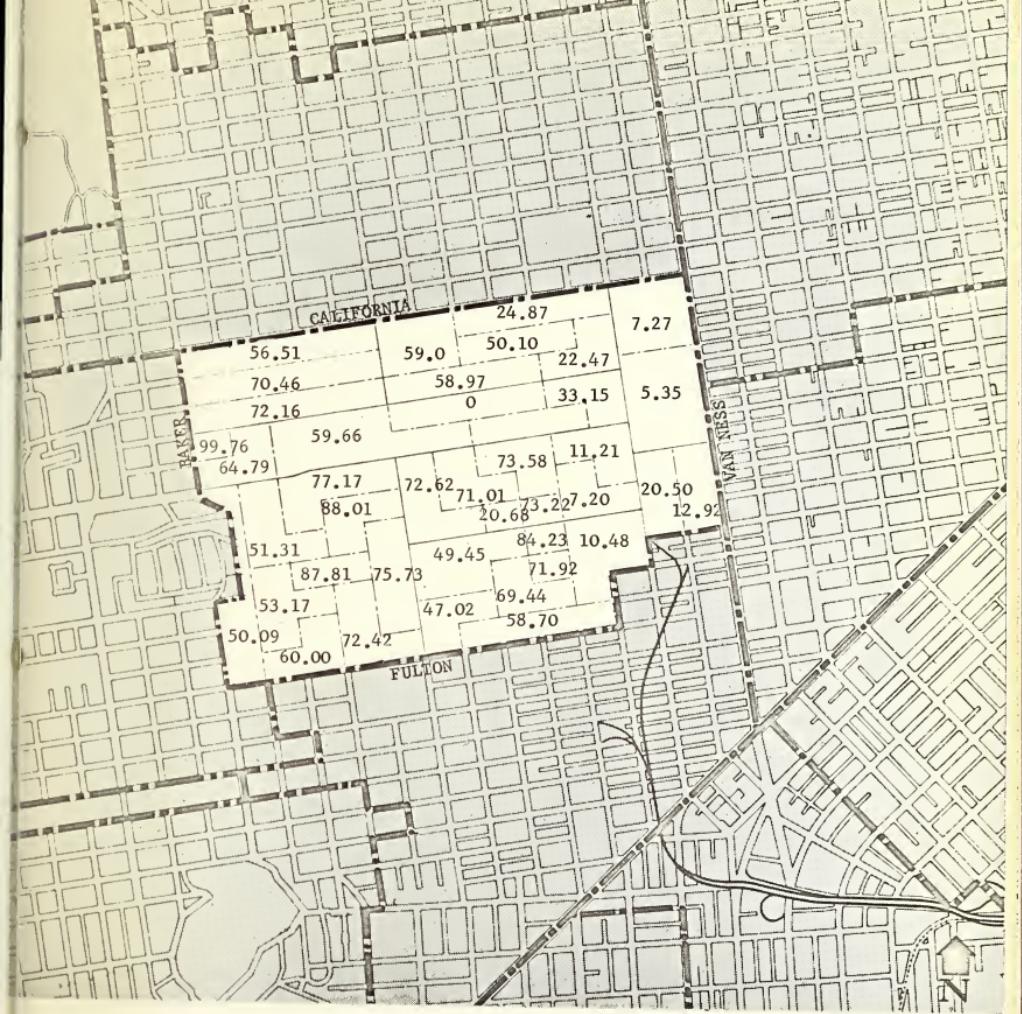




A V E R A G E R E N T O F R E N T A L H O U S I N G U N I T S

Programming Area 5
Source: 1960 U.S. Census

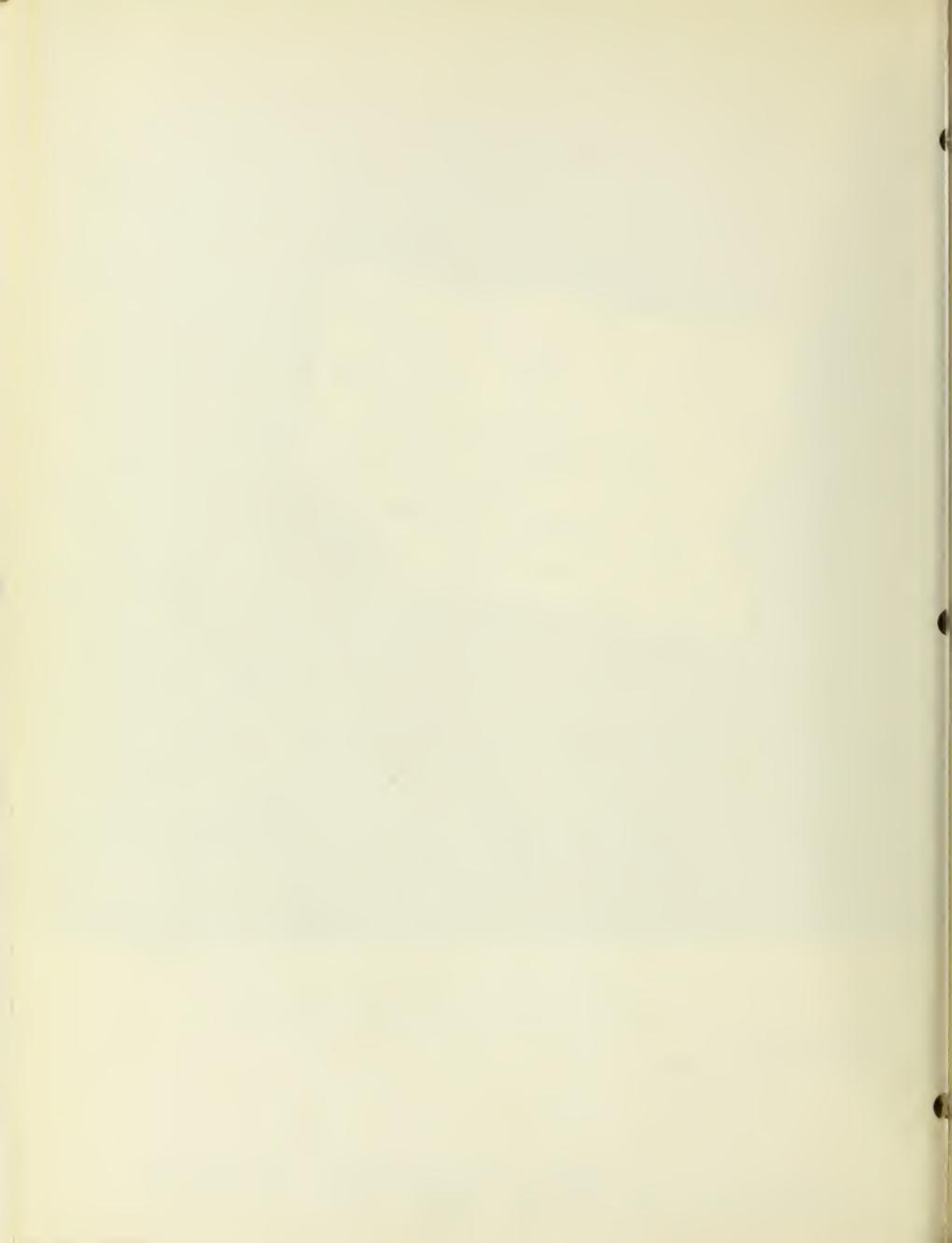




NEGROES AS A PER CENT OF POPULATION

Programming Area 5

Source: 1960 U.S. Census



SECTION 5

POPULATION AND HOUSING
TRENDS, 1950-1960,
BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

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PROGRAMMING AREA 5

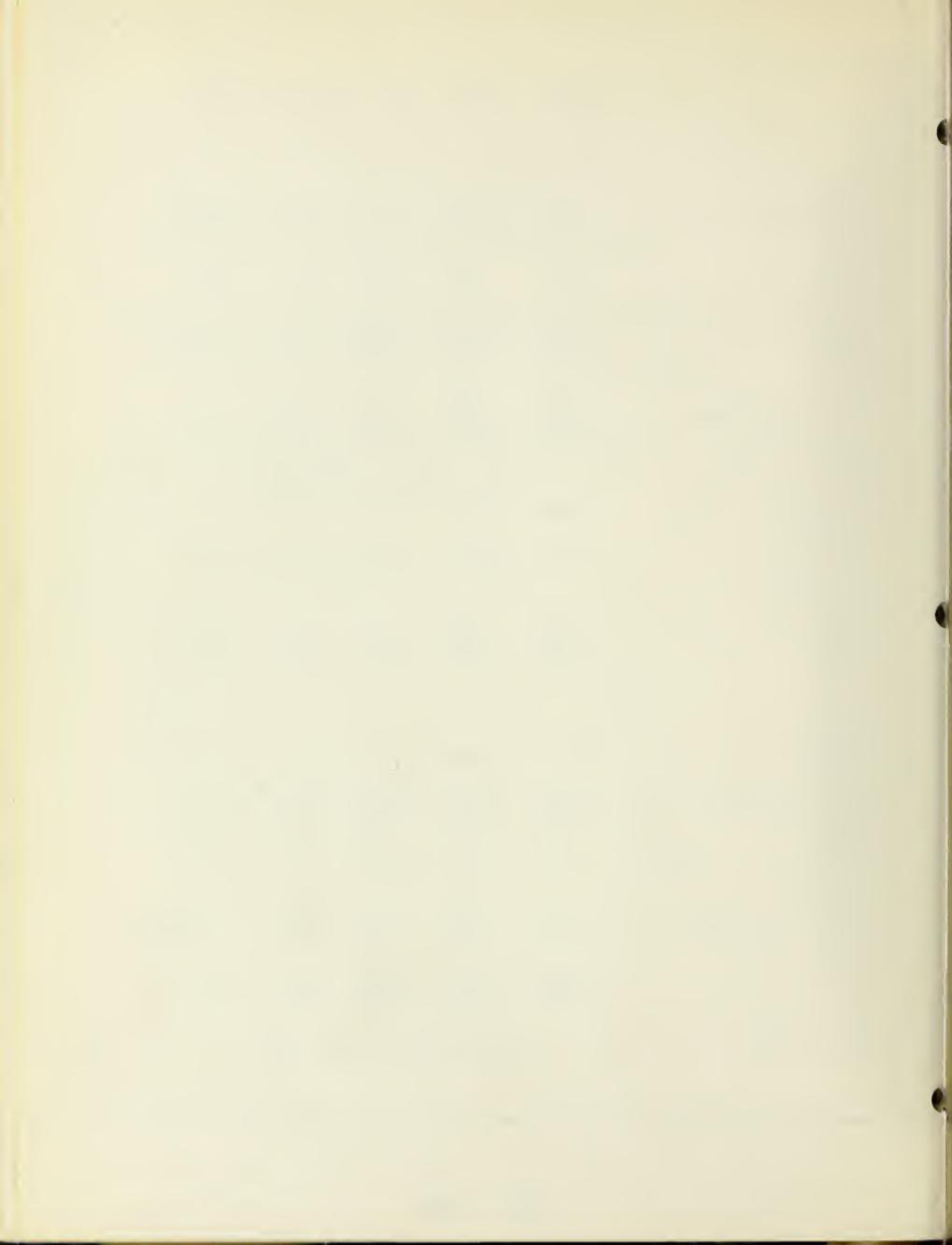
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	47434	31083	-16351	-34.4	20368
HOUSEHOLDS	17765	13608	-4157	-23.3	10423
2. FAMILY COMP.					
FAMILIES	11750	6708	-5042	-42.9	3829
UNREL. INDIV.	13170	8875	-4295	-32.6	5980
3. RACE					
WHITE	24842	10214	-14628	-58.8	4199
NEGRO	16953	16648	-305	-1.7	16348
OTHER	5639	4221	-1418	-25.1	3159
4. AGE					
UNDER 21 YRS	10161	8858	-1303	-12.8	7722
65 YRS AND OVER	4517	3992	-525	-11.6	3528
21-64 YRS	32756	18999	-13757	-41.9	11019
5. INCOME + EDUC.					
MEDIAN INCOME		NOT	AVAILABLE		
MED. SCHOOL YRS.		NOT	AVAILABLE		
LESS THAN HS EDUC.	29705	11077	-18628	-62.7	4130
6. EMPLOYMENT STATUS					
LABOR FORCE	24557	15754	-8803	-35.8	10106
P.C. UNEMPLOYED		NOT	AVAILABLE		
P.C. WOMEN IN L.F.		NOT	AVAILABLE		
7. OCCUPATION					
PROFESSION + MGR.	2841	1907	-934	-32.8	1280
CLERICAL + SALES	4393	3022	-1371	-31.2	2078
OTHER	13507	8777	-4730	-35.0	5703

HOUSING

1. NUMBER					
HOUSING UNITS	18312	15028	-3284	-17.9	12332
2. TENURE					
OWNER OCCUPIED	2698	1229	-1469	-54.4	559
RENTER OCCUPIED	15919	12379	-3540	-22.2	9626
VACANT	680	1060	380	55.8	1652
3. CONDITION					
DILAP. OR LACK PLBG.	7181	4346	-2835	-39.4	2630
4. OCCUPANCY					
MED. PERSONS/UNIT	154	129	-25	-16.2	108
UNITS OVERCROWDED	2835	1402	-1433	-50.5	693
5. STRUCTURE TYPE					
SINGLE FAMILY	2062	1214	-848	-41.1	714
2-4 UNITS	4827	3769	-1058	-21.9	2942
5 OR MORE UNITS	11413	9684	-1729	-15.1	8216
6. RENT-VALUE					
MEDIAN RENT		NOT	AVAILABLE		
MEDIAN VALUE		NOT	AVAILABLE		



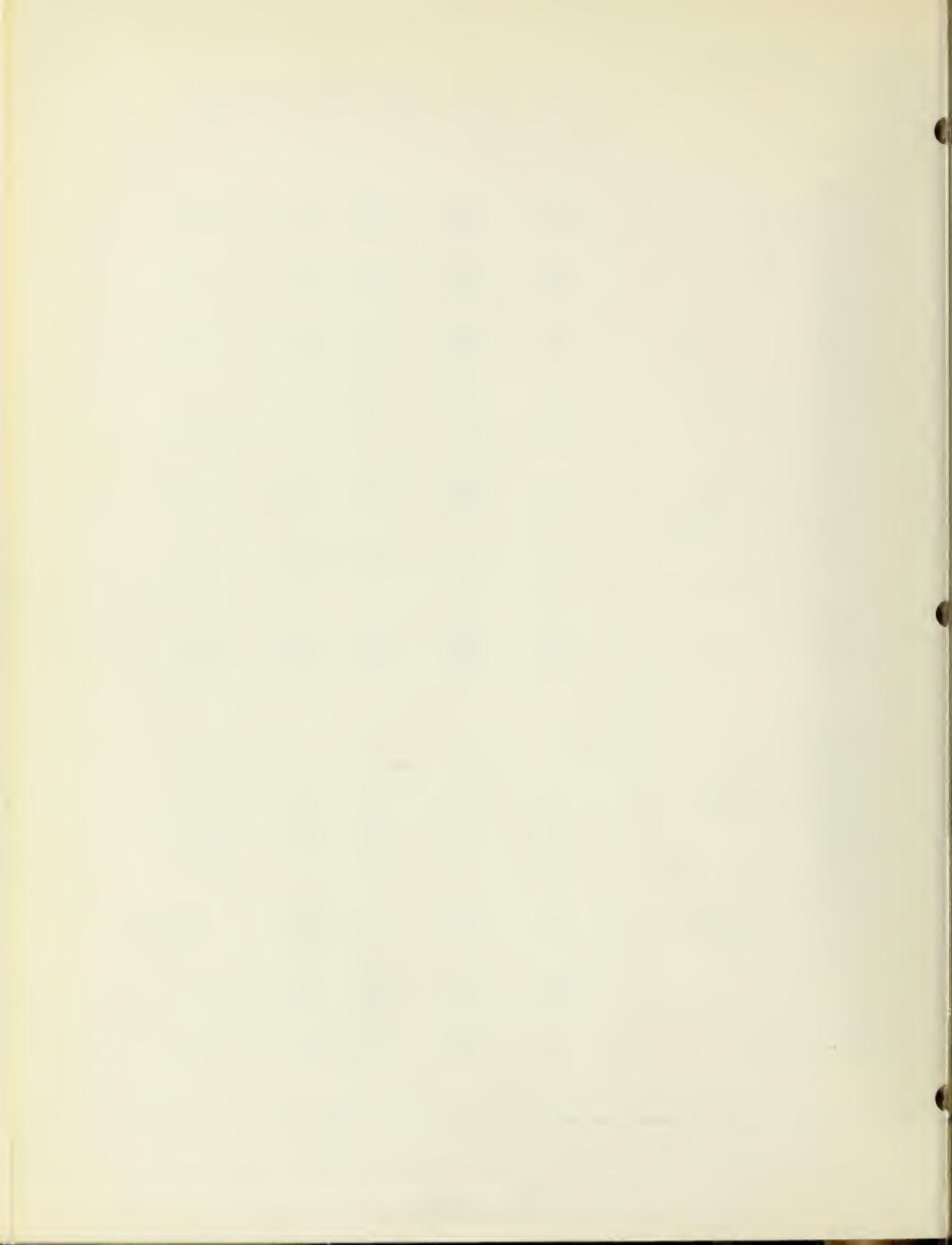
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND 1970
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POPULATION

1. NUMBER					
POPULATION	2681	1684	-997	-37.1	1057
HOUSEHOLDS	1178	945	-233	-19.7	758
2. FAMILY COMP.					
FAMILIES	610	255	-355	-58.1	106
UNREL. INDIV.	1340	1043	-297	-22.1	811
3. RACE					
WHITE	2397	1368	-1029	-42.9	780
NEGRO	223	109	-114	-51.1	53
OTHER	61	207	146	239.3	702
4. AGE					
UNDER 21 YRS	311	198	-113	-36.3	126
65 YRS AND OVER	350	354	4	1.1	358
21-64 YRS	2020	1132	-888	-43.9	634
5. INCOME + EDUC.					
MEDIAN INCOME	2211	3356	1145	51.7	5093
MED. SCHOOL YRS.	117	123	6	5.1	129
LESS THAN HS EDUC.	1810	578	-1232	-68.0	184
6. EMPLOYMENT STATUS					
LABOR FORCE	1649	1044	-605	-36.6	660
P.C. UNEMPLOYED	1128	201	-927	-82.1	35
P.C. WOMEN IN L.F.	42	39	-3	-7.1	36
7. OCCUPATION					
PROFESSION + MGR.	284	202	-82	-28.8	143
CLERICAL + SALES	534	351	-183	-34.2	230
OTHER	628	454	-174	-27.7	328

HOUSING

1. NUMBER					
HOUSING UNITS	1221	1019	-202	-16.5	850
2. TENURE					
OWNER OCCUPIED	47	33	-14	-29.7	23
RENTER OCCUPIED	1127	912	-215	-19.0	738
VACANT	54	74	20	37.0	101
3. CONDITION					
DILAP. OR LACK PLBG.	567	621	54	9.5	680
4. OCCUPANCY					
MED. PERSONS/UNIT	15	12	-3	-20.0	9
UNITS OVERCROWDED	93	47	-46	-49.4	23
5. STRUCTURE TYPE					
SINGLE FAMILY	37	23	-14	-37.8	14
2-4 UNITS	102	112	10	9.8	122
5 OR MORE UNITS	1082	884	-198	-18.2	722
6. RENT-VALUE					
MEDIAN RENT	3.5	68	33	94.3	1.32
MEDIAN VALUE	0	0	0	0.0	0



CENSUS TRACT J 2

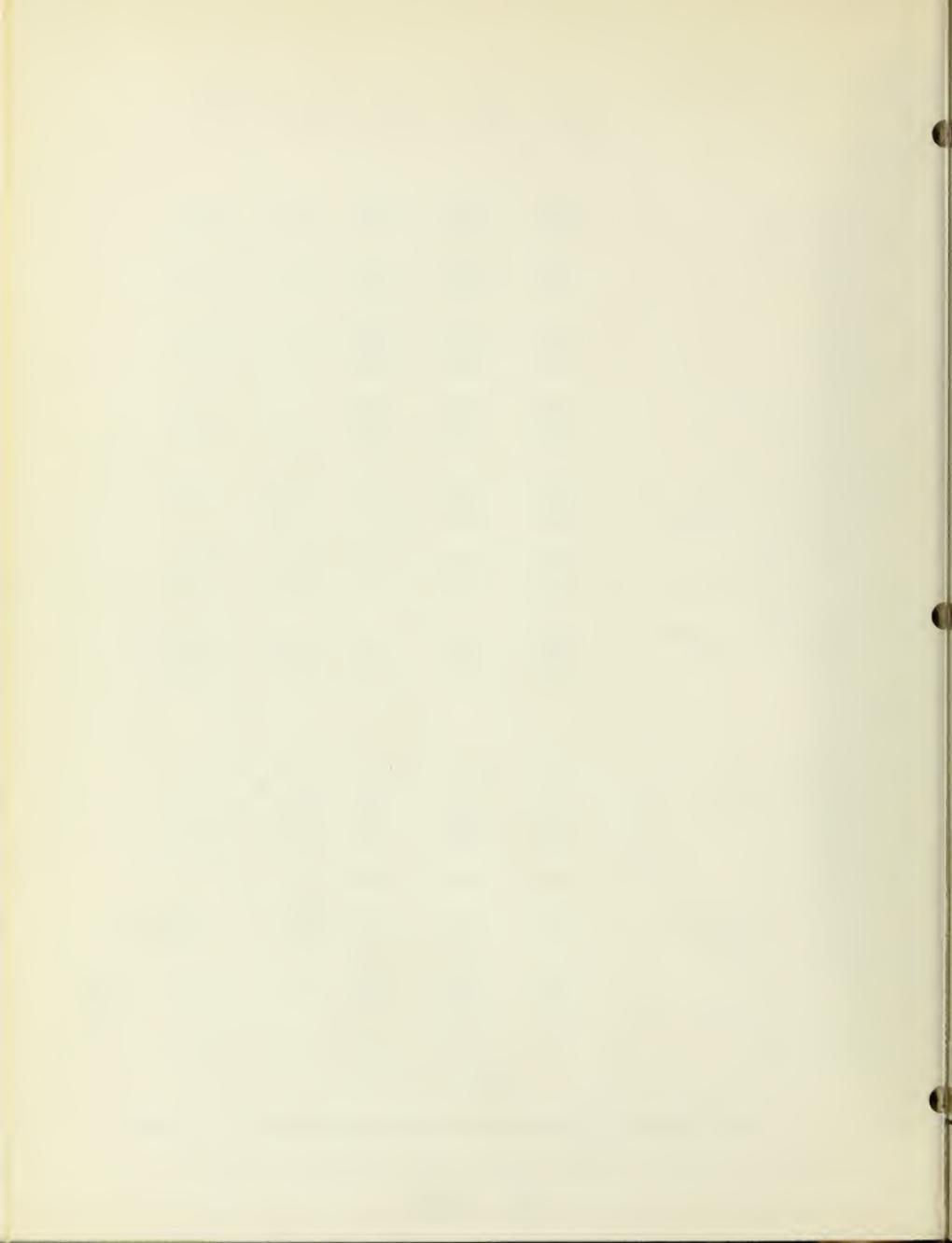
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND 1970
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POPULATION

1. NUMBER POPULATION	6137	5131	-1006	-16.3	4289
HOUSEHOLDS	2021	2100	79	3.9	2182
2. FAMILY COMP. FAMILIES	1510	1067	-443	-29.3	753
UNREL. INDIV.	1505	1462	-43	-2.8	1420
3. RACE WHITE	2221	1452	-769	-34.6	949
NEGRO	2370	2221	-149	-6.2	2081
OTHER	1546	1458	-88	-5.6	1375
4. AGE UNDER 21 YRS	1428	1373	-55	-3.8	1320
65 YRS AND OVER	553	585	32	5.7	618
21-64 YRS	4156	3173	-983	-23.6	2422
5. INCOME + EDUC. MEDIAN INCOME	2393	4141	1748	73.0	7165
MED. SCHOOL YRS.	11.6	12.2	6	5.1	128
LESS THAN HS EDUC.	3535	1468	-2067	-58.4	609
6. EMPLOYMENT STATUS LABOR FORCE	3197	2746	-451	-14.1	2358
P.C. UNEMPLOYED	1323	706	-617	-46.6	376
P.C. WOMEN IN L.F.	41	43	2	4.8	45
7. OCCUPATION PROFESSION. + MGR.	504	511	7	1.3	518
CLERICAL + SALES	652	706	54	8.2	764
OTHER	1600	1323	-277	-17.3	1093

HOUSING

1. NUMBER HOUSING UNITS	2075	2205	130	6.2	2343
2. TENURE OWNER OCCUPIED	446	253	-193	-43.2	143
RENTER OCCUPIED	1748	1847	99	5.6	1951
VACANT	63	105	42	66.6	174
3. CONDITION DILAP. OR LACK PLBG.	622	348	-274	-44.0	194
4. OCCUPANCY MED. PERSONS/UNIT	22	18	-4	-18.1	14
UNITS OVERCROWDED	327	195	-132	-40.3	116
5. STRUCTURE TYPE SINGLE FAMILY	222	250	28	12.6	281
2-4 UNITS	641	740	99	15.4	854
5 OR MORE UNITS	1212	1215	3	.2	1218
6. RENT-VALUE MEDIAN RENT	41	70	29	70.7	120
MEDIAN VALUE	0	16700	16700	0.0	0



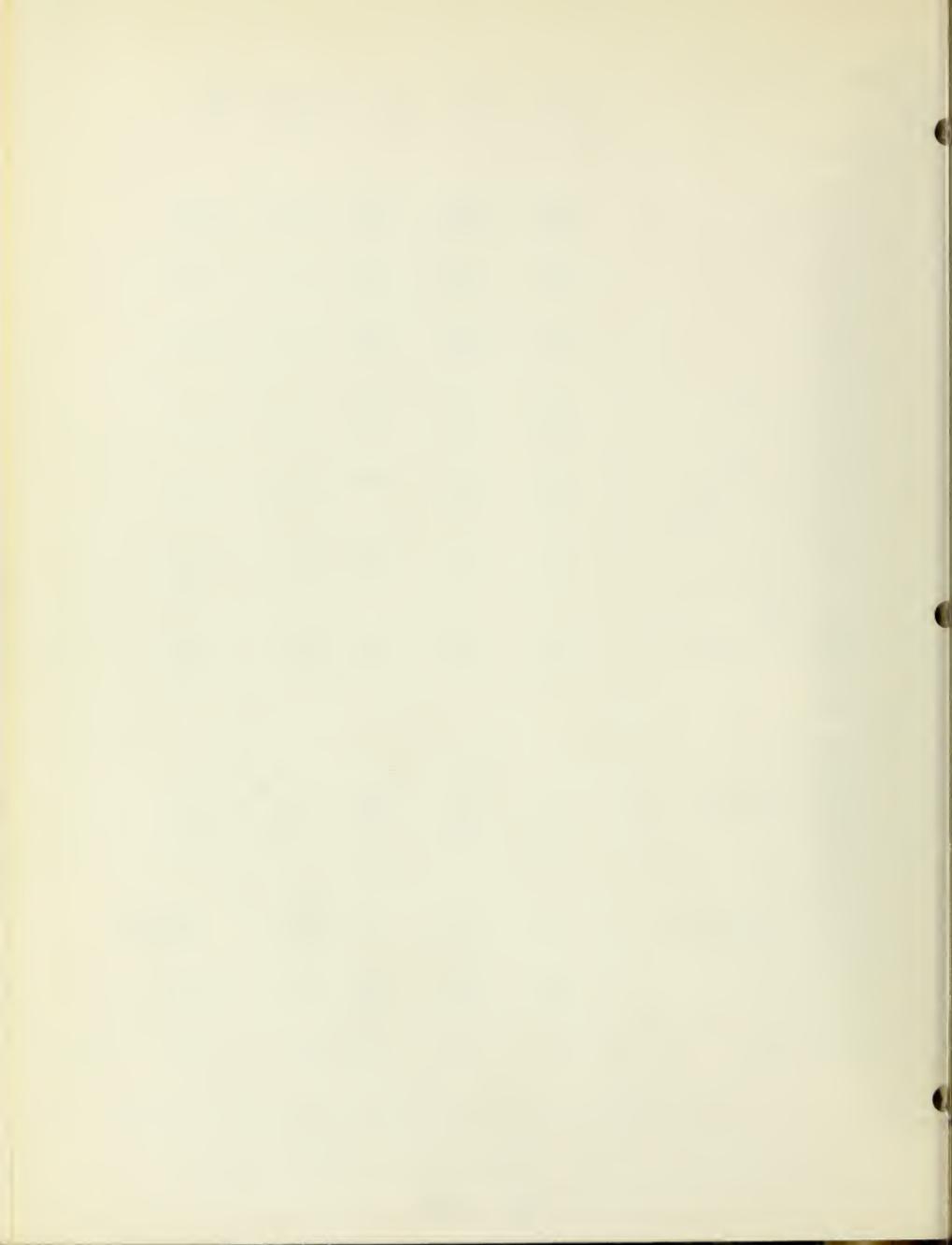
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND 1970
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POPULATION

1. NUMBER					
POPULATION	3822	3064	-758	-19.8	2456
HOUSEHOLDS	1257	1274	17	1.3	1291
2. FAMILY COMP.					
FAMILIES	1025	679	-346	-33.7	449
UNREL. INDIV.	760	758	-2	-.2	756
3. RACE					
WHITE	1478	740	-738	-49.9	370
NEGRO	2070	2017	-53	-2.5	1965
OTHER	274	307	33	12.0	343
4. AGE					
UNDER 21 YRS	855	802	-53	-6.1	752
65 YRS AND OVER	434	396	-38	-8.7	361
21-64 YRS	2533	2632	99	3.9	2734
5. INCOME + EDUC.					
MEDIAN INCOME	2088	3395	1307	62.5	5520
MED. SCHOOL YRS.	10.1	10.6	5	4.9	111
LESS THAN HS EDUC.	2270	1193	-1077	-47.4	626
6. EMPLOYMENT STATUS					
LABOR FORCE	1876	1557	-319	-17.0	1292
P.C. UNEMPLOYED	1301	931	-370	-28.4	666
P.C. WOMEN IN L.F.	40	41	1	2.5	42
7. OCCUPATION					
PROFESSION + MGR.	193	169	-24	-12.4	147
CLERICAL + SALES	271	249	-22	-8.1	228
OTHER	1162	981	-181	-15.5	828

HOUSING

1. NUMBER					
HOUSING UNITS	1317	1333	16	1.2	1349
2. TENURE					
OWNER OCCUPIED	373	212	-161	-43.1	120
RENTER OCCUPIED	1036	1062	26	2.5	1088
VACANT	55	59	4	7.2	63
3. CONDITION					
DILAP. OR LACK PLBG.	276	92	-184	-66.6	30
4. OCCUPANCY					
MED. PERSONS/UNIT	22	18	-4	-18.1	14
UNITS OVERCROWDED	186	112	-74	-39.7	67
5. STRUCTURE TYPE					
SINGLE FAMILY	164	209	45	27.4	266
2-4 UNITS	520	481	-39	-7.5	444
5 OR MORE UNITS	633	643	10	1.5	653
6. RENT-VALUE					
MEDIAN RENT	37	60	23	62.2	97
MEDIAN VALUE	0	0	0	0.0	0



CENSUS TRACT J 6

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	6593	3388	-3205	-48.6	1741
HOUSEHOLDS	2083	1410	-673	-32.3	954
2. FAMILY COMP.					
FAMILIES	1675	765	-910	-54.3	349
UNREL. INDIV.	1610	820	-790	-49.0	417
3. RACE					
WHITE	1907	758	-1149	-60.2	301
NEGRO	3451	1997	-1454	-42.1	1155
OTHER	1235	633	-602	-48.7	324
4. AGE					
UNDER 21 YRS	1691	1064	-627	-37.0	669
65 YRS AND OVER	479	755	276	57.6	1190
21-64 YRS	4423	1569	-2854	-64.5	556
5. INCOME + EDUC.					
MEDIAN INCOME	1991	2827	836	41.9	4014
MED. SCHOOL YRS.	95	109	14	14.7	125
LESS THAN HS EDUC.	4160	1150	-3010	-72.3	317
6. EMPLOYMENT STATUS					
LABOR FORCE	3337	1726	-1611	-48.2	892
P.C. UNEMPLOYED	1378	1280	-98	-7.1	1188
P.C. WOMEN IN L.F.	36	44	8	22.2	53
7. OCCUPATION					
PROFESSION. + MGR.	363	197	-166	-45.7	106
CLERICAL + SALES	473	219	-254	-53.6	101
OTHER	1983	1043	-940	-47.4	548

HOUSING

1. NUMBER					
HOUSING UNITS	2195	1486	-709	-32.3	1006
2. TENURE					
OWNER OCCUPIED	396	126	-270	-68.1	40
RENTER OCCUPIED	1852	1284	-568	-30.6	890
VACANT	107	76	-31	-28.9	53
3. CONDITION					
DILAP. OR LACK PLBG.	804	490	-314	-39.0	298
4. OCCUPANCY					
MED. PERSONS/UNIT	22	18	-4	-18.1	14
UNITS OVERCROWDED	408	159	-249	-61.0	61
5. STRUCTURE TYPE					
SINGLE FAMILY	235	119	-116	-49.3	60
2-4 UNITS	670	447	-223	-33.2	298
5 OR MORE UNITS	1290	920	-370	-28.6	656
6. RENT-VALUE					
MEDIAN RENT	36	56	20	55.6	87
MEDIAN VALUE	0	19700	19700	0.0	0



CENSUS TRACT J 7

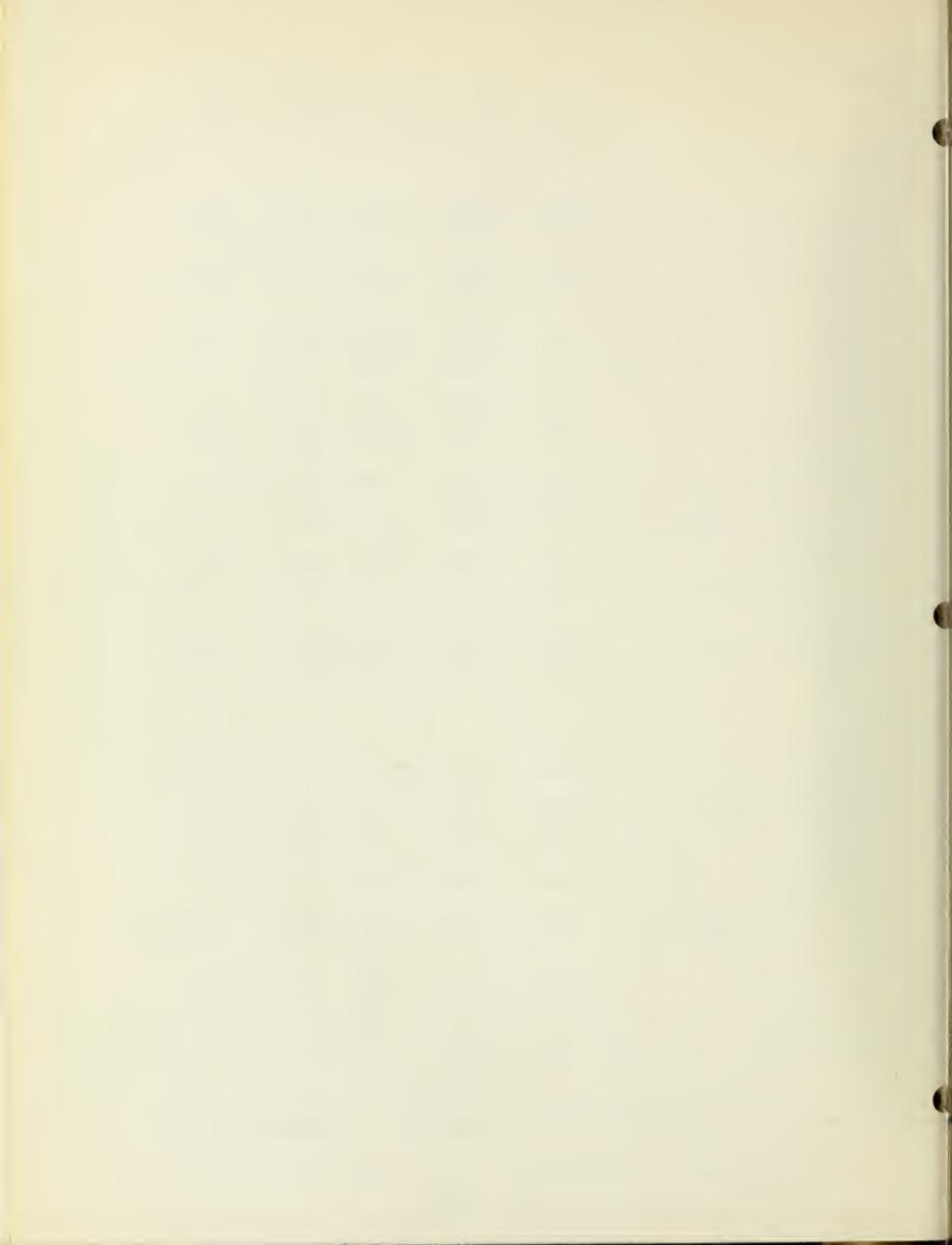
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER POPULATION	10557	8722	-1835	-17.3	7205
HOUSEHOLDS	4001	3498	-503	-12.5	3058
2. FAMILY COMP. FAMILIES	2870	2102	-768	-26.7	1539
UNREL. INDIV.	2160	1864	-296	-13.7	1608
3. RACE WHITE	6154	2138	-4016	-65.2	742
NEGRO	3891	5935	2044	52.5	9052
OTHER	512	649	137	26.7	822
4. AGE UNDER 21 YRS	2345	2893	548	23.3	3569
65 YRS AND OVER	886	710	-176	-19.8	568
21-64 YRS	7326	5119	-2207	-30.1	3576
5. INCOME + EDUC. MEDIAN INCOME	2426	3366	940	38.7	4670
MED. SCHOOL YRS.	104	10.7	3	2.8	110
LESS THAN HS EDUC.	6505	3030	-3475	-53.4	1411
6. EMPLOYMENT STATUS LABOR FORCE	5529	4284	-1245	-22.5	3319
P.C. UNEMPLOYED	1226	1335	109	8.8	1453
P.C. WOMEN IN L.F.	39	41	2	5.1	43
7. OCCUPATION PROFESSION + MGR.	658	370	-288	-43.7	208
CLERICAL + SALES	1086	730	-356	-32.7	490
OTHER	3069	2548	-521	-16.9	2115

HOUSING

1. NUMBER HOUSING UNITS	4125	3685	-440	-10.6	3291
2. TENURE OWNER OCCUPIED	824	409	-415	-50.3	203
RENTER OCCUPIED	3416	3089	-327	-9.5	2793
VACANT	156	187	31	19.8	224
3. CONDITION DILAP. OR LACK PLBG.	1133	643	-490	-43.2	364
4. OCCUPANCY MED. PERSONS/UNIT	21	20	-1	-4.7	19
UNITS OVERCROWDED	592	403	-189	-31.9	274
5. STRUCTURE TYPE SINGLE FAMILY	730	197	-533	-73.0	53
2-4 UNITS	1275	1327	52	4.0	1381
5 OR MORE UNITS	2120	2160	40	1.8	2200
6. RENT-VALUE MEDIAN RENT	38	65	27	71.1	111
- MEDIAN VALUE	0	17000	17000	0.0	0



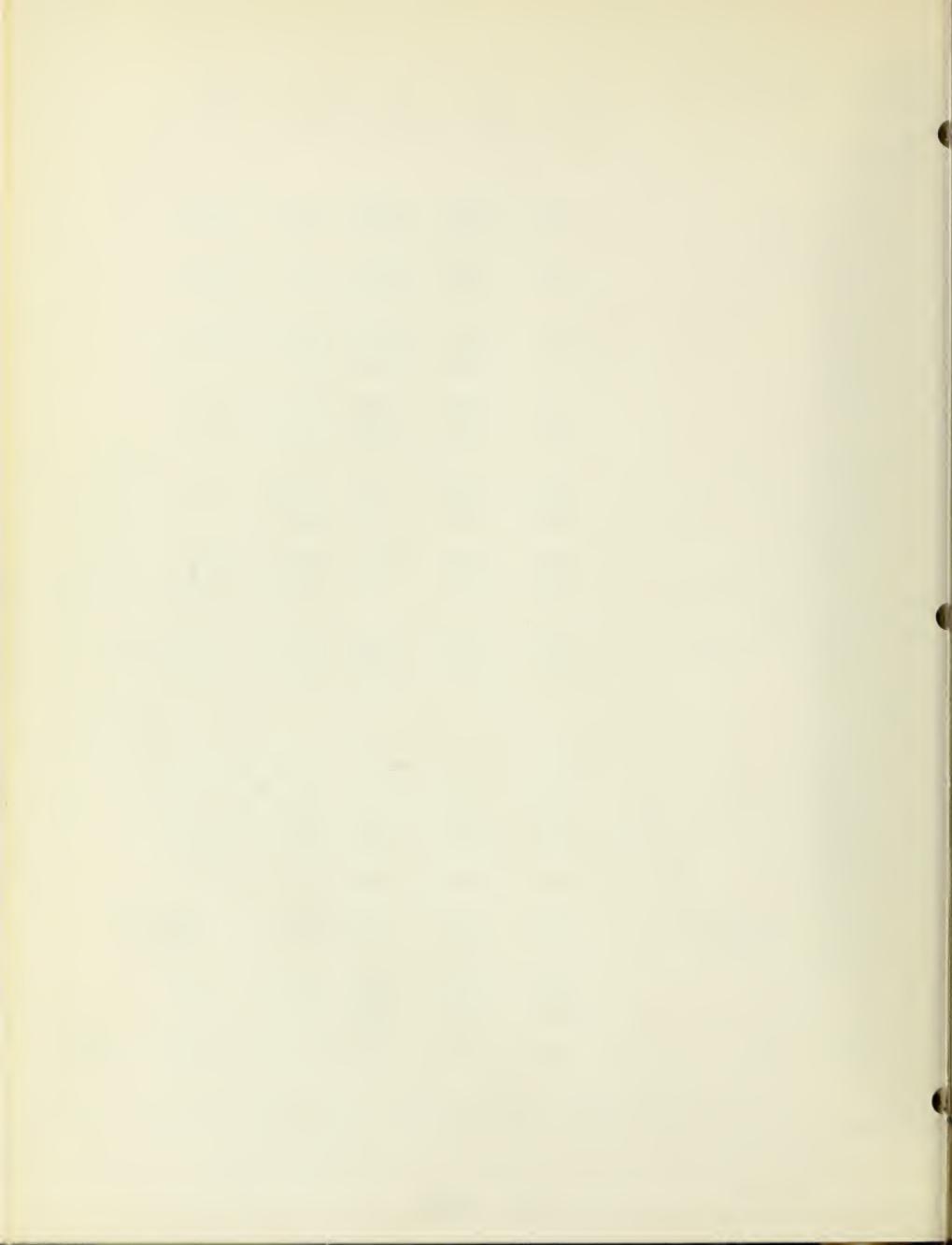
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND 1970
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POPULATION

1. NUMBER					
POPULATION	7079	2074	-5005	-70.7	607
HOUSEHOLDS	2583	939	-1644	-63.6	341
2. FAMILY COMP.					
FAMILIES	1725	430	-1295	-75.0	107
UNREL. INDIV.	2245	526	-1719	-76.5	123
3. RACE					
WHITE	2956	516	-2440	-82.5	90
NEGRO	2870	1254	-1616	-56.3	547
OTHER	1253	304	-949	-75.7	73
4. AGE					
UNDER 21 YRS	1536	607	-929	-60.4	239
65 YRS AND OVER	607	175	-432	-71.1	50
21-64 YRS	4936	1292	-3644	-73.8	338
5. INCOME + EDUC.					
MEDIAN INCOME	1888	2780	892	47.2	4093
MED. SCHOOL YRS.	95	106	11	11.5	118
LESS THAN HS EDUC.	4440	785	-3655	-82.3	138
6. EMPLOYMENT STATUS					
LABOR FORCE	3824	995	-2829	-73.9	258
P.C. UNEMPLOYED	18,44	1497	-347	-18.8	1215
P.C. WOMEN IN L.F.	37	34	-3	-8.1	31
7. OCCUPATION					
PROFESSION. + MGR.	298	87	-211	-70.8	25
CLERICAL + SALES	537	153	-384	-71.5	43
OTHER	2263	595	-1668	-73.7	156

HOUSING

1. NUMBER					
HOUSING UNITS	2612	1179	-1433	-54.8	532
2. TENURE					
OWNER OCCUPIED	330	39	-291	-88.1	4
RENTER OCCUPIED	2350	900	-1450	-61.7	344
VACANT	71	240	169	238.0	811
3. CONDITION					
DILAP. OR LACK PLBG.	1423	497	-926	-65.0	173
4. OCCUPANCY					
MED. PERSONS/UNIT	19	16	-3	-15.7	13
UNITS OVERCROWDED	478	119	-359	-75.1	29
5. STRUCTURE TYPE					
SINGLE FAMILY	198	207	9	4.5	216
2-4 UNITS	721	163	-558	-77.3	36
5 OR MORE UNITS	1693	809	-884	-52.2	386
6. RENT-VALUE					
MEDIAN RENT	33	59	26	78.8	106
MEDIAN VALUE	0	0	0	0.0	0



CENSUS TRACT J 9

TREND

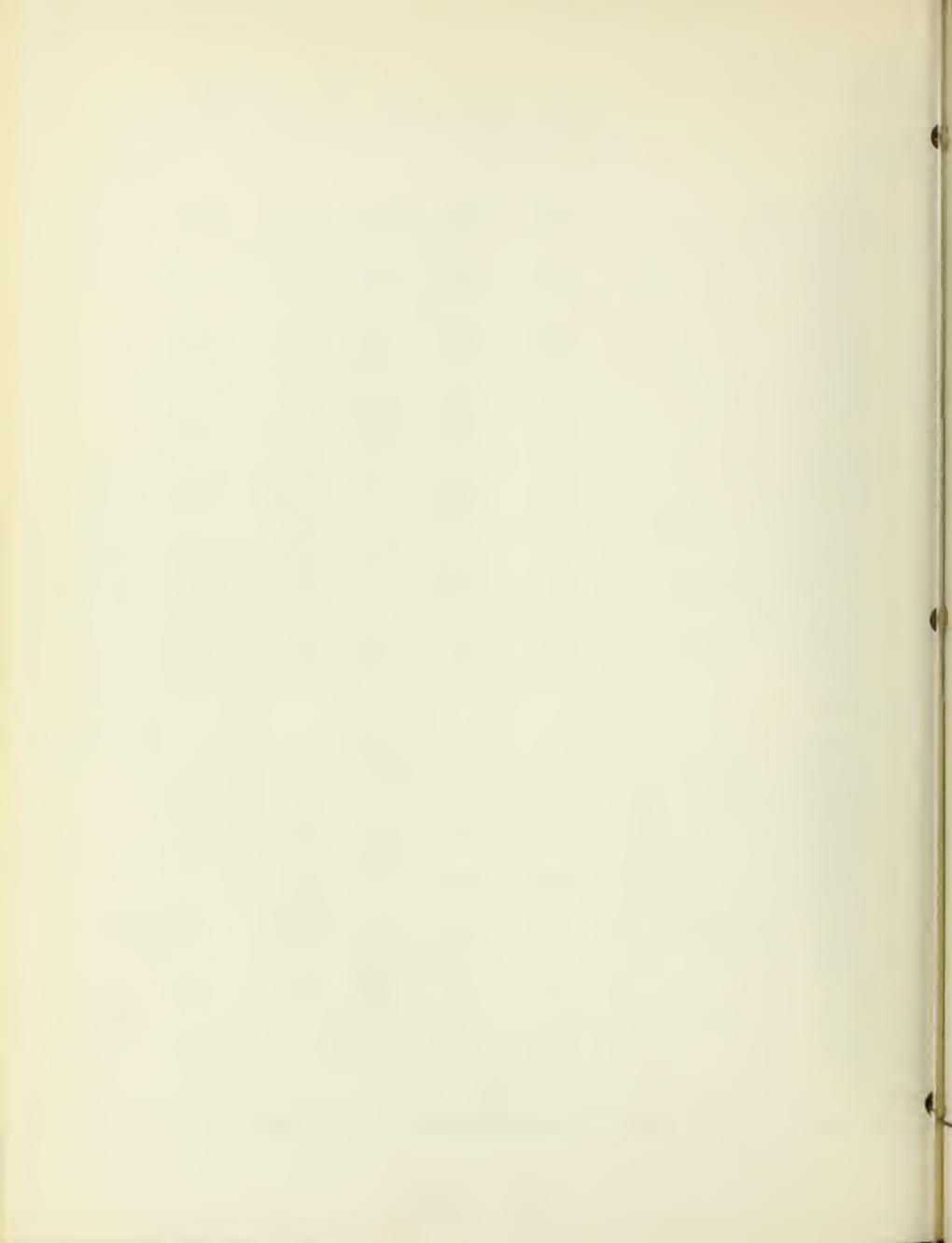
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	1970 VALUE
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POPULATION

1. NUMBER					
POPULATION	3241	1528	-1713	-52.8	720
HOUSEHOLDS	1685	990	-695	-41.2	581
2. FAMILY COMP.					
FAMILIES	655	285	-370	-56.4	124
UNREL. INDIV.	1610	816	-794	-49.3	413
3. RACE					
WHITE	2997	1288	-1709	-57.0	553
NEGRO	152	175	23	15.1	201
OTHER	92	65	-27	-29.3	45
4. AGE					
UNDER 21 YRS	378	184	-194	-51.3	89
65 YRS AND OVER	414	373	-41	-9.9	336
21-64 YRS	2449	971	-1478	-60.3	384
5. INCOME + EDUC.					
MEDIAN INCOME	1930	2910	980	50.7	4387
MED. SCHOOL YRS.	106	11.4	8	7.5	122
LESS THAN HS EDUC.	2425	652	-1773	-73.1	175
6. EMPLOYMENT STATUS					
LABOR FORCE	1849	860	-989	-53.4	399
P.C. UNEMPLOYED	1796	1384	-412	-22.9	1066
P.C. WOMEN IN L.F.	30	37	7	23.3	45
7. OCCUPATION					
PROFESSION. + MGR.	225	144	-81	-36.0	92
CLERICAL + SALES	377	193	-184	-48.8	98
OTHER	896	404	-492	-54.9	182

HOUSING

1. NUMBER					
HOUSING UNITS	1704	1403	-301	-17.6	1155
2. TENURE					
OWNER OCCUPIED	33	28	-5	-15.1	23
RENTER OCCUPIED	1633	962	-671	-41.0	566
VACANT	42	53	11	26.1	66
3. CONDITION					
DILAP. OR LACK PLBG.	927	427	-500	-53.9	196
4. OCCUPANCY					
MED. PERSONS/UNIT	14	12	-2	-14.2	10
UNITS OVERCROWDED	214	50	-164	-76.6	11
5. STRUCTURE TYPE					
SINGLE FAMILY	35	10	-25	-71.4	2
2-4 UNITS	142	61	-81	-57.0	26
5 OR MORE UNITS	1517	972	-545	-35.9	622
6. RENT-VALUE					
MEDIAN RENT	29	56	27	93.1	108
MEDIAN VALUE	0	0	0	0.0	0



CENSUS TRACT J 10

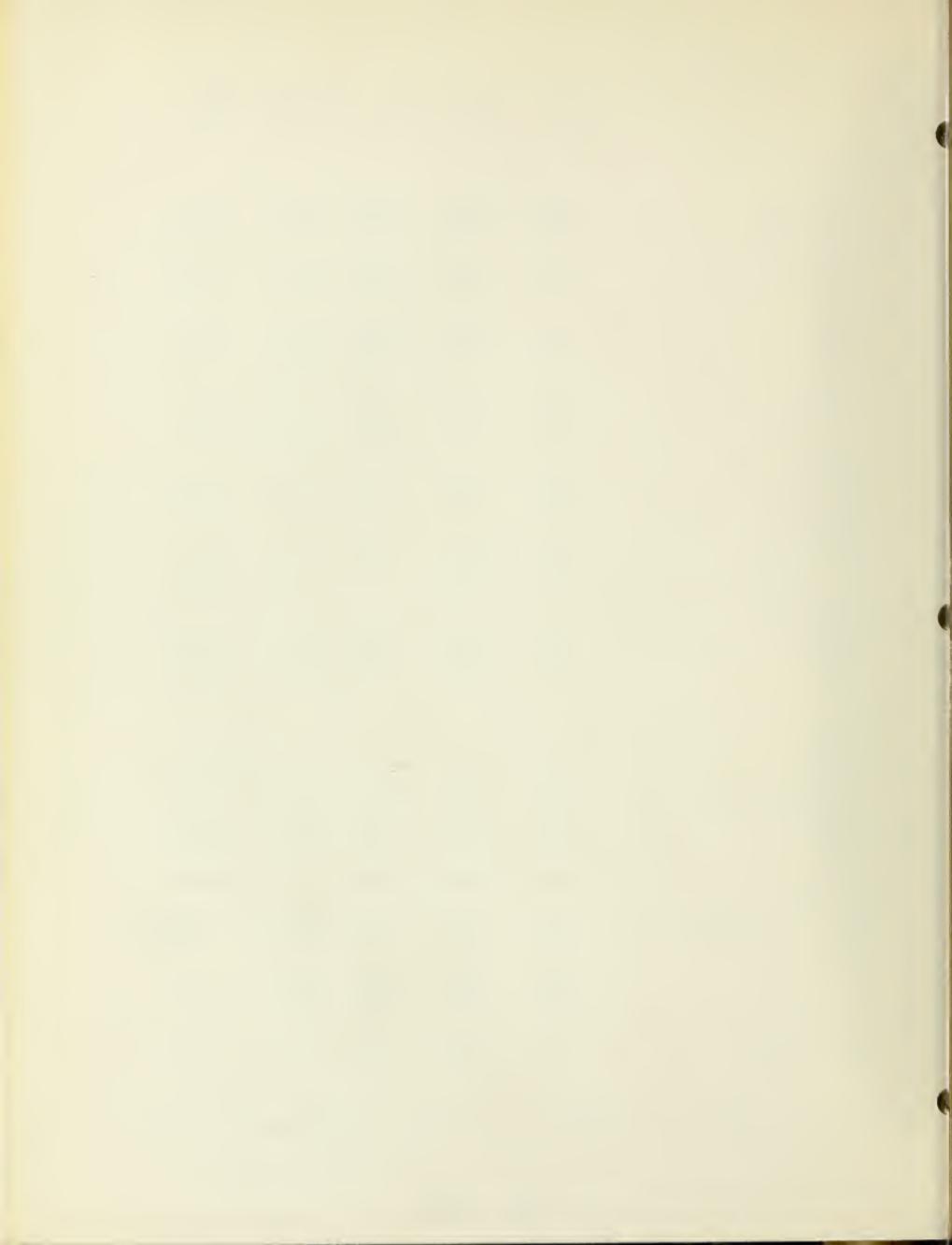
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND 1970
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POPULATION

1. NUMBER					
POPULATION	7324	5492	-1832	-25.0	4118
HOUSEHOLDS	2957	2452	-505	-17.0	2033
2. FAMILY COMP.					
FAMILIES	1680	1125	-555	-33.0	753
UNREL. INDIV.	1940	1586	-354	-18.2	1296
3. RACE					
WHITE	4732	1954	-2778	-58.7	806
NEGRO	1926	2940	1014	52.6	4487
OTHER	666	598	-68	-10.2	536
4. AGE					
UNDER 21 YRS	1617	1737	120	7.4	1865
65 YRS AND OVER	794	644	-150	-18.8	522
21-64 YRS	4913	3111	-1802	-36.6	1969
5. INCOME + EDUC.					
MEDIAN INCOME	1898	2857	959	50.5	4300
MED. SCHOOL YRS.	88	93	5	5.6	98
LESS THAN HS EDUC.	4560	2221	-2339	-51.2	1081
6. EMPLOYMENT STATUS					
LABOR FORCE	3296	2542	-754	-22.8	1960
P.C. UNEMPLOYED	1693	17.07	14	.8	1721
P.C. WOMEN IN L.F.	30	32	2	6.6	34
7. OCCUPATION					
PROFESSION + MGR.	316	227	-89	-28.1	163
CLERICAL + SALES	463	421	-42	-9.0	382
OTHER	1906	1429	-477	-25.0	1071

HOUSING

1. NUMBER					
HOUSING UNITS	3063	2718	-345	-11.2	2411
2. TENURE					
OWNER OCCUPIED	249	129	-120	-48.1	66
RENTER OCCUPIED	2757	2323	-434	-15.7	1957
VACANT	132	266	134	101.5	536
3. CONDITION					
DILAP. OR LACK PLBG.	1429	1228	-201	-14.0	1055
4. OCCUPANCY					
MED. PERSONS/UNIT	19	15	-4	-21.0	11
UNITS OVERCROWDED	537	317	-220	-40.9	187
5. STRUCTURE TYPE					
SINGLE FAMILY	441	199	-242	-54.8	89
2-4 UNITS	756	438	-318	-42.0	253
5 OR MORE UNITS	1866	2081	215	11.5	2320
6. RENT-VALUE					
MEDIAN RENT	31	54	23	74.2	94
MEDIAN VALUE	0	14300	14300	0.0	0



SECTION 6

IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS, BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.

b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.

c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).

b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.

2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.

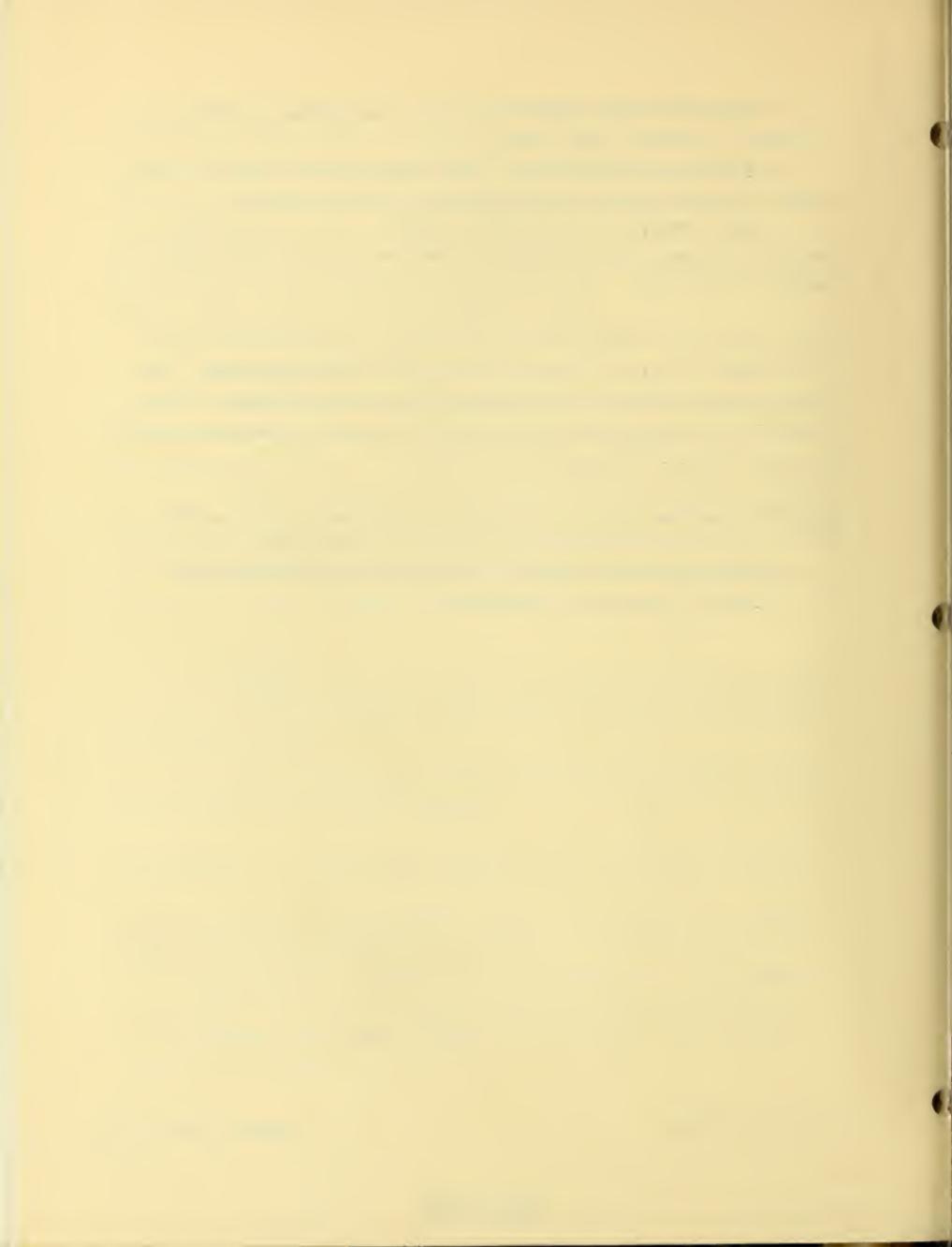
3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

Arthur D. Little, Inc.

4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.
5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.
6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.



PROGRAMMING AREA 5

	S INVESTED (IN THOUSANDS)	IMPROVEMENT TYPE			INITIATED BY		TOTAL
		MAINT.	MOD.	FIRE	CITY	OWNER	
HOUSING UNITS AFFECTED	14.9	19.7	5.5	12.7	27.4	40.1	
AVE. \$ PER UNITS AFFECTED	95	72	36	44	159	203	
PER CENT OF UNITS AFFECTED	157.	274.	152.	288.	172.	198.	
\$/100 1960	46.7	35.4	17.7	21.6	78.3	100.0	
HOUSING UNITS UNITS AFFECTED/ 100 1960 UNITS	109.	144.	40.	93.	201.	295.	
	.697	.528	.264	.322	1.166	1.489	

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT J 1

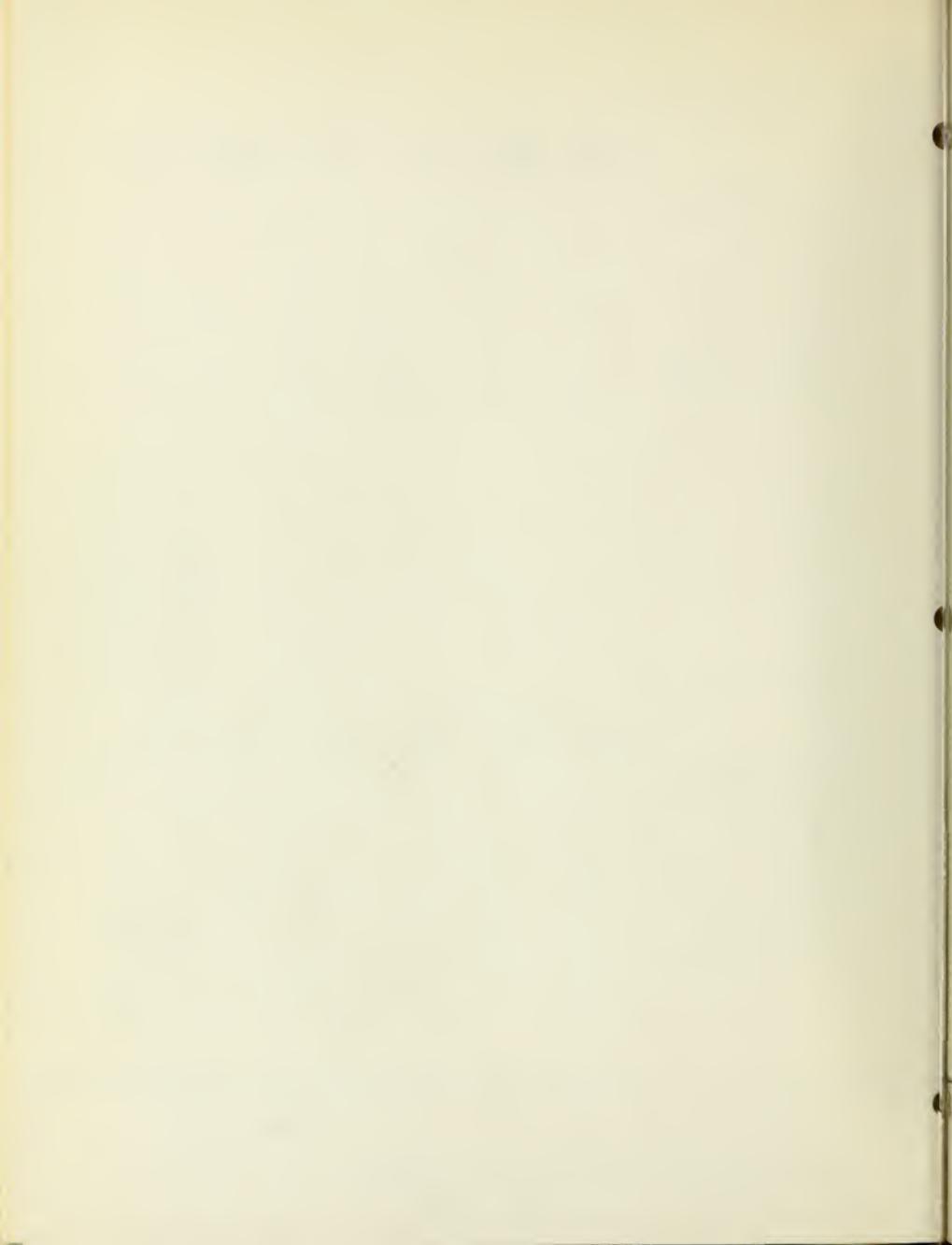
\$ INVESTED (IN THOUSANDS)	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
HOUSING UNITS AFFECTED	0.0	3.5	0.0	3.5	0.0	3.5
AVE. \$ PER UNITS AFFECTED	0.	12	0	12	0	12
PER CENT OF UNITS AFFECTED	0.	291.	0.	291.	0.	291.
\$/100 1960	0.0	100.0	0.0	100.0	0.0	100.0
HOUSING UNITS UNITS AFFECTED/ 100 1960 UNITS	0.	343.	0.	343.	0.	343.
	0.000	1.177	0.000	1.177	0.000	1.177

CENSUS TRACT J 2

\$ INVESTED (IN THOUSANDS)	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
HOUSING UNITS AFFECTED	1.3	2.1	0.0	0.0	3.4	3.4
AVE. \$ PER UNITS AFFECTED	12	1	0	0	13	13
PER CENT OF UNITS AFFECTED	112.	2130.	0.	0.	268.	268.
\$/100 1960	92.3	7.6	0.0	0.0	100.0	100.0
HOUSING UNITS UNITS AFFECTED/ 100 1960 UNITS	61.	96.	0.	0.	158.	158.
	.544	.045	0.000	0.000	.589	.589

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT J 3

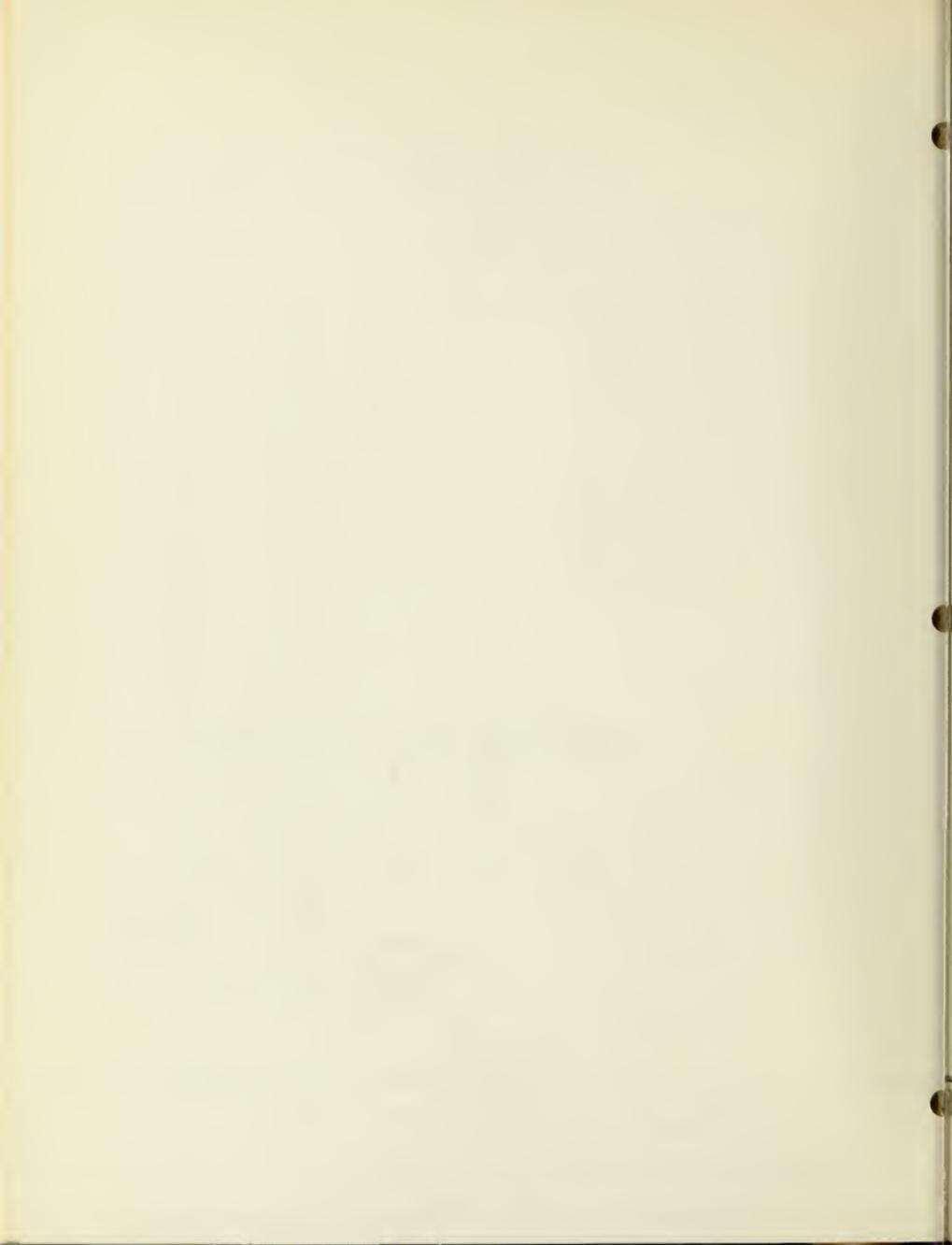
	IMPROVEMENT TYPE		INITIATED BY			
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED (IN THOUSANDS)	8.0	2.8	0.0	4.8	5.9	10.8
HOUSING UNITS						
AFFECTED	16	13	0	17	12	29
AVE. \$ PER UNITS AFFECTED	500.	215.	0.	285.	495.	372.
PER CENT OF UNITS AFFECTED	55.1	44.8	0.0	58.6	41.3	100.0
\$/100 1960						
HOUSING UNITS	600.	210.	0.	364.	446.	810.
UNITS AFFECTED/ 100 1960 UNITS	1.200	.975	0.000	1.275	.900	2.175

CENSUS TRACT J 6

	IMPROVEMENT TYPE		INITIATED BY			
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED (IN THOUSANDS)	.7	0.0	5.0	0.0	5.7	5.7
HOUSING UNITS						
AFFECTED	1	0	32	0	33	33
AVE. \$ PER UNITS AFFECTED	700.	0.	156.	0.	172.	172.
PER CENT OF UNITS AFFECTED	3.0	0.0	96.9	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	47.	0.	336.	0.	383.	383.
UNITS AFFECTED/ 100 1960 UNITS	.067	0.000	2.153	0.000	2.220	2.220

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT J 7

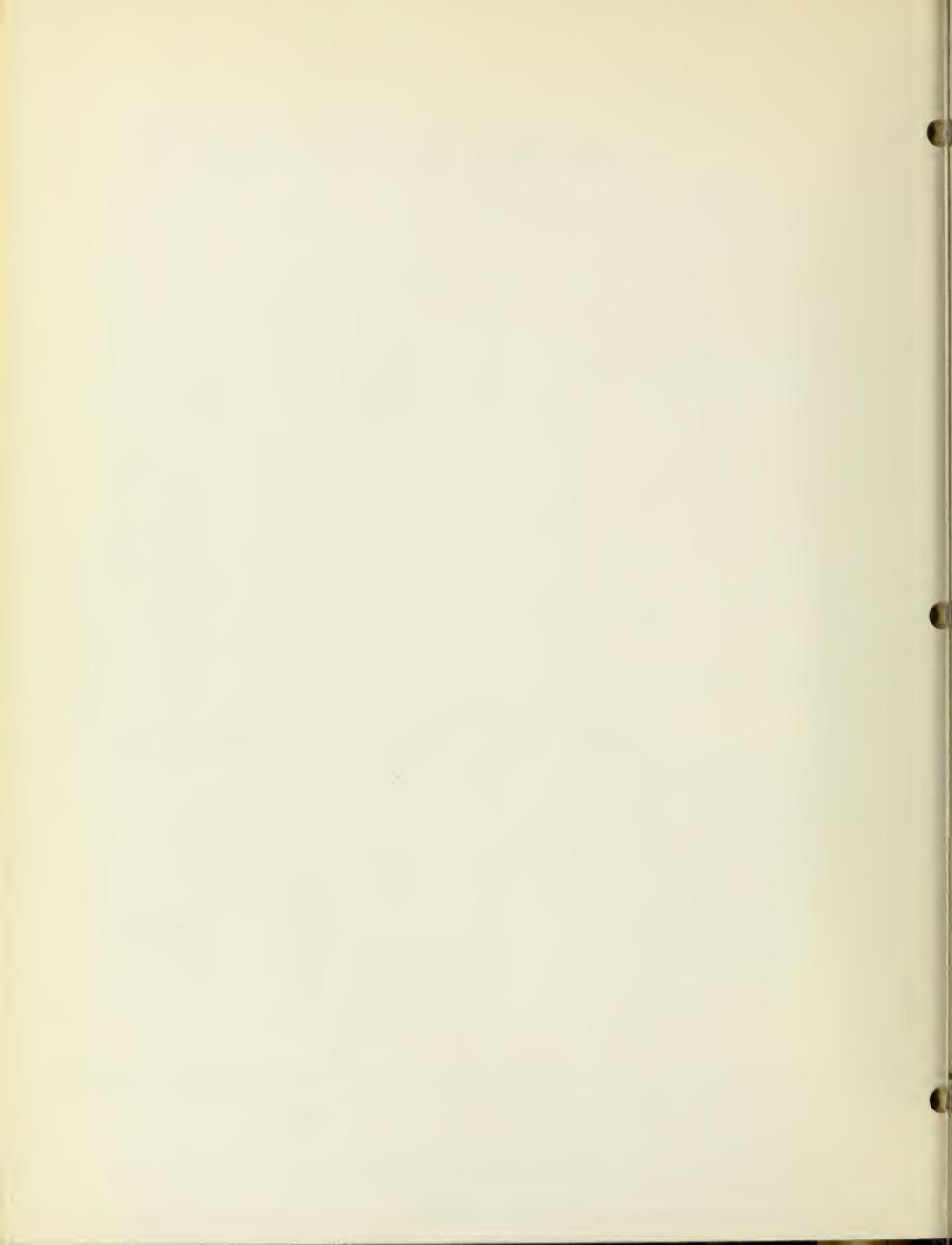
\$ INVESTED (IN THOUSANDS)	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
HOUSING UNITS AFFECTED	3.1	2.3	.5	4.3	1.6	5.9
AVE. \$ PER UNITS AFFECTED	9	8	4	15	6	21
PER CENT OF UNITS AFFECTED	351.	287.	125.	290.	269.	284.
\$/100 1960	42.8	38.0	19.0	71.4	28.5	100.0
HOUSING UNITS UNITS AFFECTED/ 100 1960 UNITS	85.	62.	13.	118.	43.	161.
	.244	.217	.108	.407	.162	.569

CENSUS TRACT J 8

\$ INVESTED (IN THOUSANDS)	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
HOUSING UNITS AFFECTED	.9	1.0	0.0	0.0	1.9	1.9
AVE. \$ PER UNITS AFFECTED	48	6	0	0	54	54
PER CENT OF UNITS AFFECTED	20.	166.	0.	0.	36.	36.
\$/100 1960	88.8	11.1	0.0	0.0	100.0	100.0
HOUSING UNITS UNITS AFFECTED/ 100 1960 UNITS	83.	84.	0.	0.	168.	168.
	4.071	.508	0.000	0.000	4.580	4.580

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

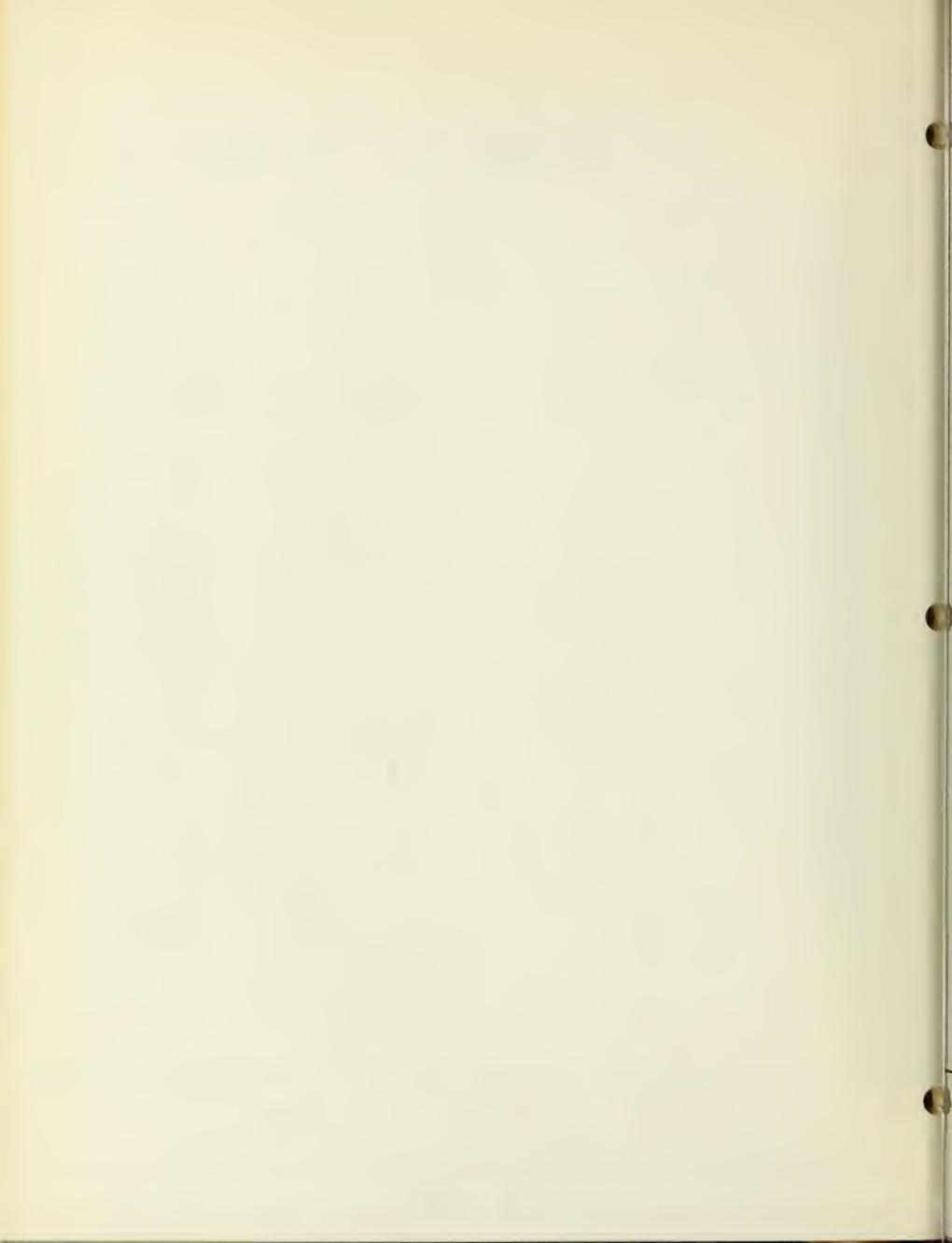


CENSUS TRACT J10

\$ INVESTED (IN THOUSANDS)	IMPROVEMENT TYPE			INITIATED BY			TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER		
HOUSING UNITS AFFECTED	.7	8.0	0.0	0.0	8.7	8.7	
AVE. \$ PER UNITS AFFECTED	9	32	0	0	41	41	
PER CENT OF UNITS AFFECTED \$/100 1960	83.	250.	0.	0.	213.	213.	
HOUSING UNITS UNITS AFFECTED/ 100 1960 UNITS	21.9	78.0	0.0	0.0	100.0	100.0	
	27.	294.	0.	0.	321.	321.	
	.331	1.177	0.000	0.000	1.508	1.508	

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	242.0	7796.6	8038.6
UNITS CONSTRUCTED	0.	26.	563.	589.
AVE. \$/UNIT	0.	9307.	13848.	13647.
PCT. OF UNITS	0.0	4.4	95.5	100.0
\$/100 1960 UNITS	0.	1794.	57799.	59593.
UNITS/100 1960 UNITS	0.000	.192	4.173	4.366

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT J 1

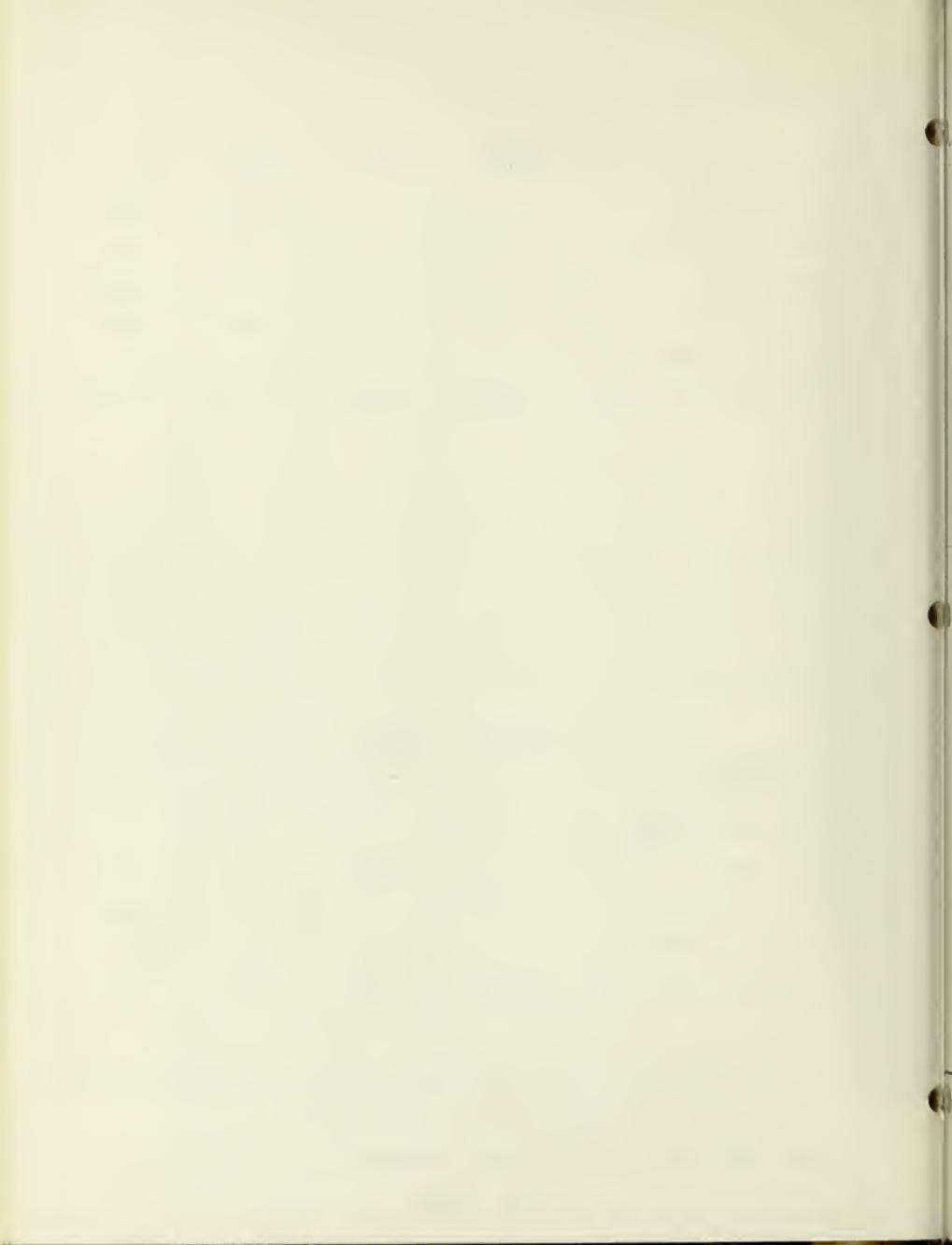
	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	5430.0	5430.0
UNITS CONSTRUCTED	0.	0.	327.	327.
AVE. \$/UNIT	0.	0.	16605.	16605.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	532875.	532875.
UNITS/100 1960 UNITS	0.000	0.000	32.090	32.090

CENSUS TRACT J 2

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	36.0	471.0	507.0
UNITS CONSTRUCTED	0.	4.	50.	54.
AVE. \$/UNIT	0.	9000.	9420.	9388.
PCT. OF UNITS	0.0	7.4	92.5	100.0
\$/100 1960 UNITS	0.	1632.	21360.	22993.
UNITS/100 1960 UNITS	0.000	.181	2.267	2.448

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT J 3

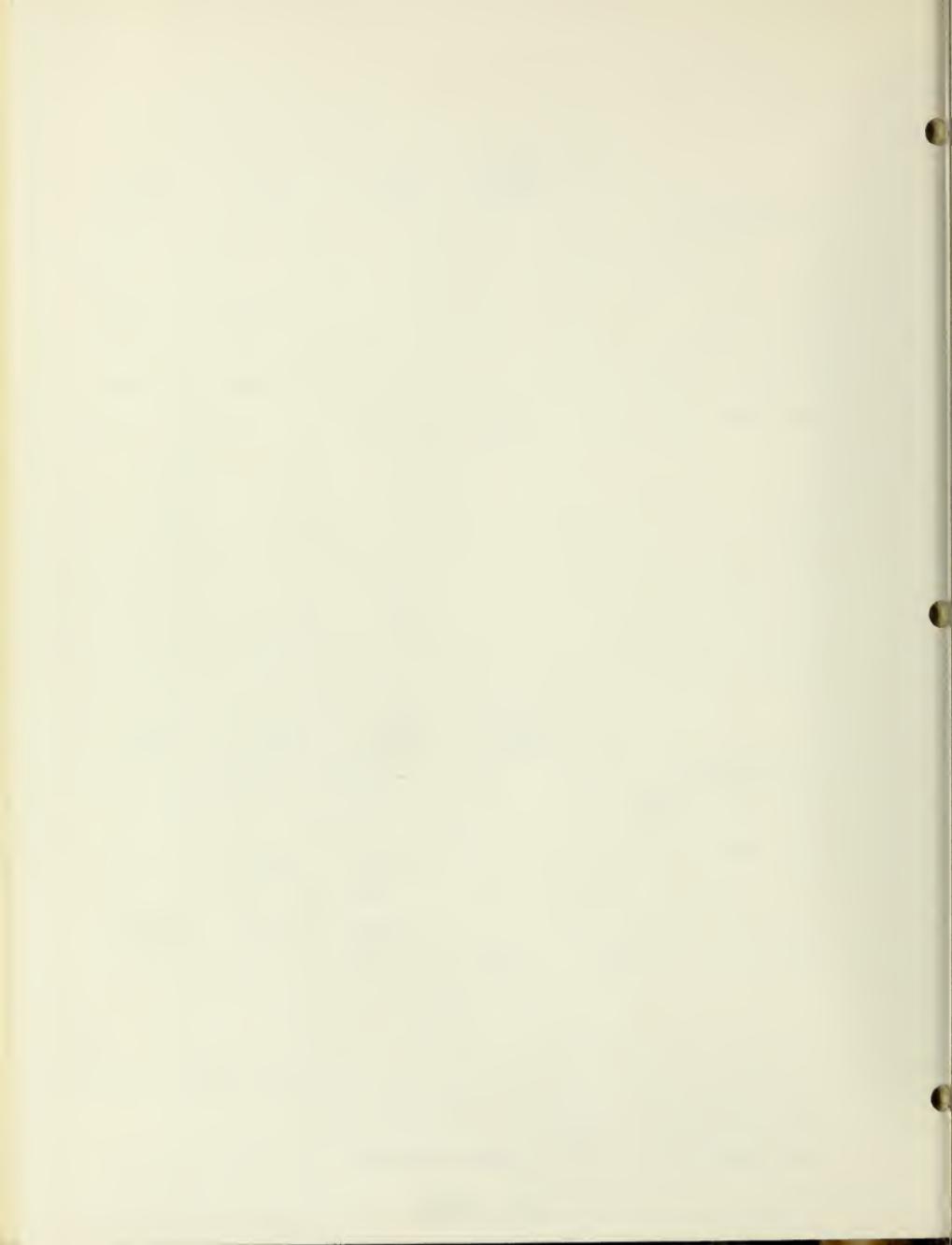
	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	120.0	120.0
UNITS CONSTRUCTED	0.	0.	12.	12.
AVE. \$/UNIT	0.	0.	10000.	10000.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	9002.	9002.
UNITS/100 1960 UNITS	0.000	0.000	.900	.900

CENSUS TRACT J 6

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	34.0	150.0	184.0
UNITS CONSTRUCTED	0.	4.	12.	16.
AVE. \$/UNIT	0.	8500.	12500.	11500.
PCT. OF UNITS	0.0	25.0	75.0	100.0
\$/100 1960 UNITS	0.	2288.	10094.	12382.
UNITS/100 1960 UNITS	0.000	.269	.807	1.076

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT J 7

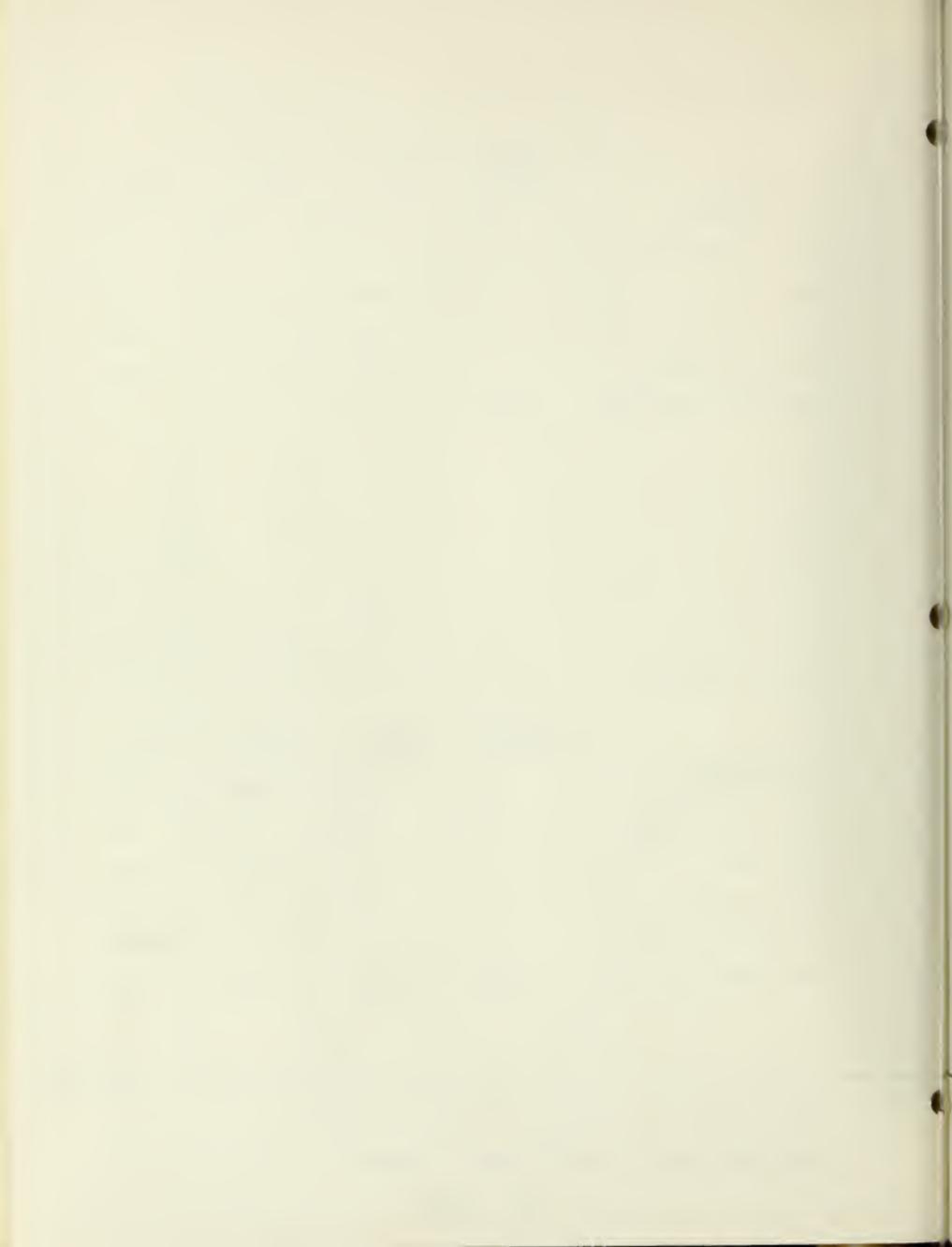
	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	172.0	100.0	272.0
UNITS CONSTRUCTED	0.	18.	12.	30.
AVE. \$/UNIT	0.	9555.	8333.	9066.
PCT. OF UNITS	0.0	60.0	40.0	100.0
\$/100 1960 UNITS	0.	4667.	2713.	7381.
UNITS/100 1960 UNITS	0.000	.488	.325	.814

CENSUS TRACT J 9

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	1345.6	1345.6
UNITS CONSTRUCTED	0.	0.	124.	124.
AVE. \$/UNIT	0.	0.	10851.	10851.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	129012.	129012.
UNITS/100 1960 UNITS	0.000	0.000	11.888	11.888

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT J10

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	180.0	180.0
UNITS CONSTRUCTED	0.	0.	26.	26.
AVE. \$/UNIT	0.	0.	6923.	6923.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	6622.	6622.
UNITS/100 1960 UNITS	0.000	0.000	.956	.956

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



SECTION 7

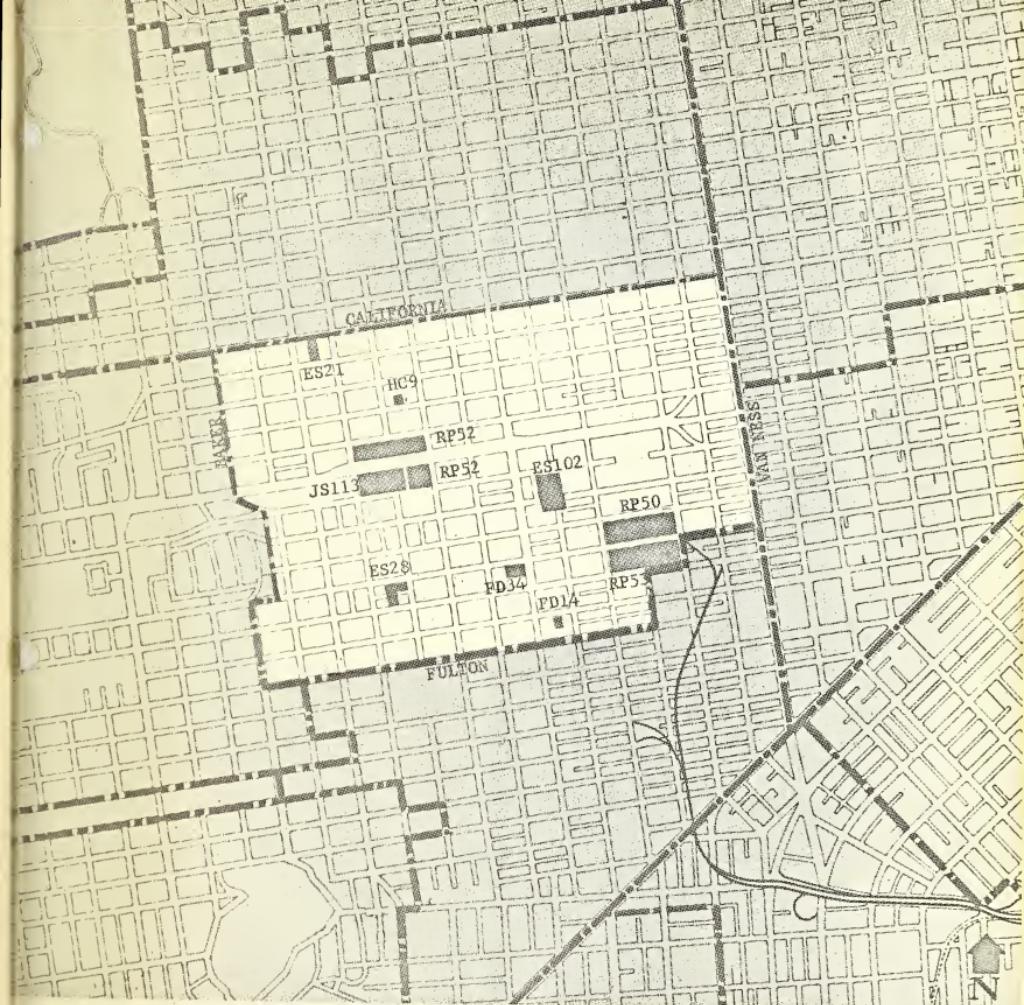
PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

Arthur D. Little, Inc.

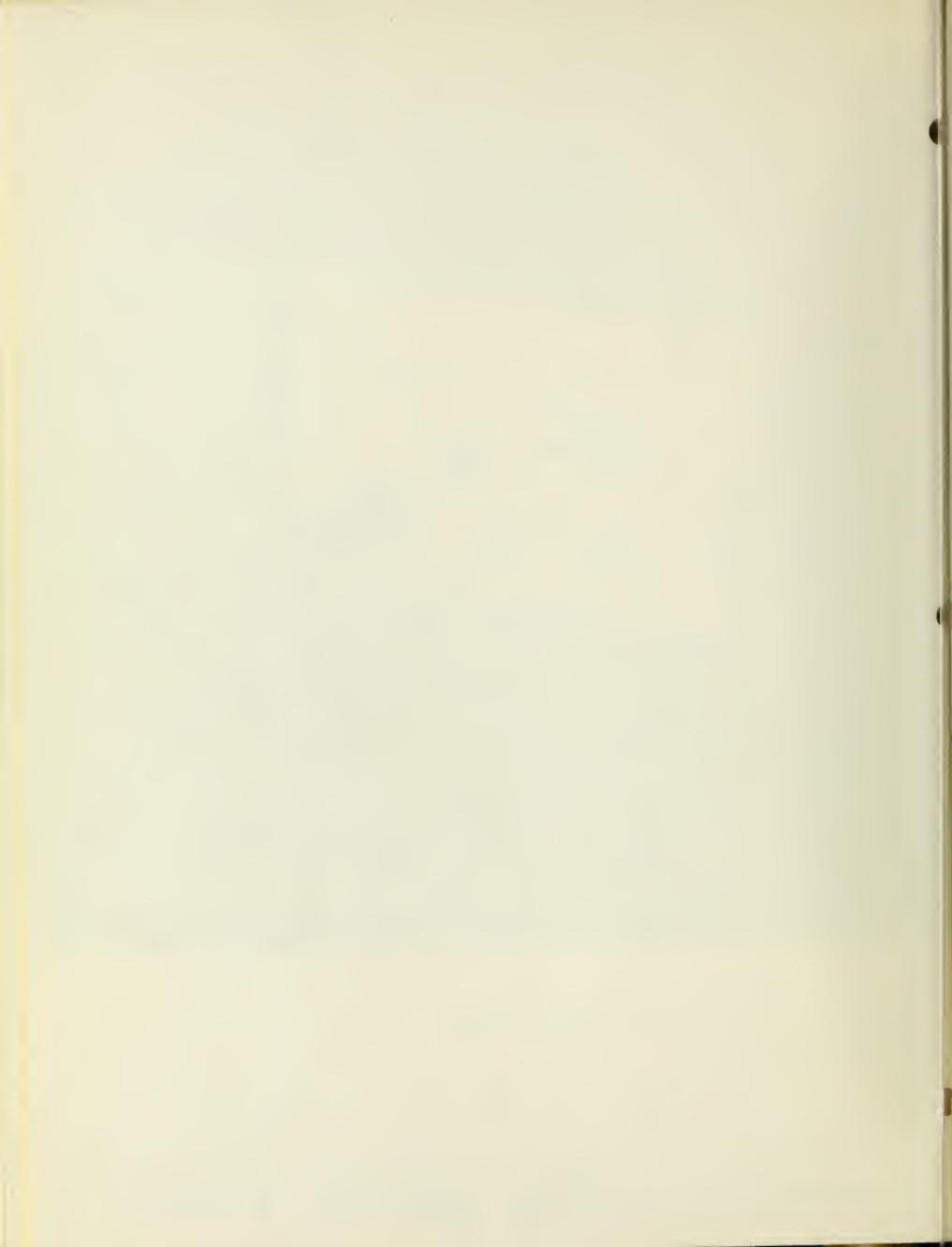




PUBLIC FACILITIES, 1965

Programming Area 5

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM



EXISTING FACILITIES

CODE	NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
FD 14	ENGINE COMPANY FOURTEEN	781	27	.94	18
FD 23	ENGINE CO TWENTY THREE	981	17	.07	15
FD 34	ENGINE CO THIRTY FOUR	756	26	.32	39
ES 21	EMERSON ELEM SCHOOL	1027	22	1.30	26
ES 28	GOLDEN GATE ELEM SCHOOL	753	25	1.49	39
ES 93	JOHN SWETT ELEM SCHOOL	768	28	1.12	31
ES 102	RAPHAEL WEILL ELEM SCHL	723	23	3.03	40
JS 113	BENJAMIN FRANKLIN JR HS	705	25	3.41	79
HC 9	WESTSIDE HEALTH CENTER	679	22	0.00	13
RP 50	JEFFERSON SQUARE	745	26	5.60	0
RP 52	HAMILTON PLAYGROUND	703	22	9.40	0
RP 53	MARGARET HAYWARD PLYGRD	759	26	5.30	0
TOTAL				31.98	300

